DATE ISSUED:

May 2, 2008

REPORT NO. PC-08-047

ATTENTION:

Planning Commission, Agenda of May 8, 2008

SUBJECT:

LINDA VISTA ROAD CENTER - PROJECT NO. 108435. PROCESS

FIVE

OWNER/

APPLICANT:

GTF Properties (Attachment 12)

SUMMARY

<u>Issue(s)</u>: Should the Planning Commission recommend approval to the City Council for a Rezone from CN-1-2 to CC-1-1, an Easement Vacation and a Planned Development Permit to develop an 8,046 square foot retail center on a 60,134 square foot site in the Linda Vista Community Plan area?

Staff Recommendation:

- 1. Recommend that the City Council **Certify** Mitigated Negative Declaration No. 108435 and **Adopt** the Mitigation, Monitoring and Reporting Program (MMRP);
- 2. Recommend that the City Council Adopt Rezone No. 361571; and
- 3. Recommend that the City Council **Approve** Easement Vacation No. 532246 and Planned Development Permit No. 532247.

<u>Community Planning Group Recommendation</u>: On February 26, 2007, the Linda Vista Planning Committee voted 12-1-0 to recommend approval of the project with no conditions (Attachment 11).

Environmental Review: Mitigated Negative Declaration No. 108435 has been prepared for this project in accordance with the California Environmental Quality Act and a

Mitigation, Monitoring and Reporting Program would be implemented with this project to reduce potential impacts from Transportation to a level below significance

<u>Fiscal Impact Statement:</u> None with this action. The costs associated with the processing of this project are covered by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project to develop an 8,046 square foot retail development on a 60,134 square foot site is located on a site identified as Commercial in the Linda Vista Community Plan. In addition, the proposal includes a rezone from CN-1-2 to CC-1-1. Both the existing and proposed zones allow for development which may include a residential component. Although not a part of the proposed project, the proposed rezone would allow for Live/Work Quarters as a limited use, whereas, under the existing zone, Live/Work Quarters is not an allowed use. No residential units are proposed as part of this project.

BACKGROUND

The subject property is an approximately 1.38 acre site located at 7625-7631 Linda Vista Road in the Linda Vista Community Plan area (Attachment 1). The Linda Vista community is located in the central portion of the City of San Diego north of Interstate 8 and west of Highway 163 (Attachment 2). This site is located near the eastern and southern border of the Clairemont Community Plan area and west of the Kearny Mesa Community Plan area. The site is currently developed with a 2,272 square foot convenience store, built in 1972. The subject property is surrounded by a shopping center and single family homes to the west, multi-family development to the north, Highway 163 to the east and a vehicle service station to the south. Access to the subject property is limited to Linda Vista Road although there is frontage on Mesa College Drive (Attachment 3).

The applicant is requesting a rezone from CN-1-2 to CC-1-1 to allow the commercial use with a drive-through. The Linda Vista Community Plan and a Progress Guide and General Plan do not need to be amended as the proposed zoning is consistent with the neighborhood commercial designation.

DISCUSSION

Project Description:

The proposed Linda vista Road Center project would include the development of an 8,046 square foot retail center on an infill site comprised of three lots. The project would also include 45 offstreet automobile parking spaces including 2 accessible spaces, and 2 motorcycle spaces.

The project proposes the construction of two new buildings totaling 5,774 square feet for neighborhood commercial uses and a 2,272 square foot retail use structure to remain. The project would consist of one-story development approximately 30'-0" in height with architectural details

and projections, and front on Linda Vista Road. The height and bulk is comparable to structures to the west and south and is less than the residential development to the north (Attachment 5).

The applicant is proposing two new structures to contain food services including one drivethrough (Attachment 5). It is a condition of the draft permit that the hours of operation be limited from 6am to 12 midnight.

Approval Descriptions:

The project as proposed requires a Rezone (Process Five) to rezone the property from the existing CN-1-2 zone to the proposed CC-1-1 zone; an Easement Vacation (Process Five) to vacate a slope easement adjacent to Highway 163 and Mesa College Drive; and a Planned Development Permit (Process Four) for development which proposes to deviate from the regulations of the underlying zone.

The request for the Rezone and Easement Vacation requires the Planned Development Permit to be decided in accordance with Process 5 (City Council as the Decision Maker). Since the Municipal Code requires that approvals be consolidated, the proposed project must be considered by the Planning Commission prior to a final decision by the City Council (Attachment Nos. 6-10).

Community Plan Analysis:

Community Plan Consistency

The proposed project is located on a site designated as Neighborhood Commercial in the Linda Vista Community Planning area. The proposed project to develop an 8,046 square foot retail development on a 60,134 square foot site is consistent with the Neighborhood Commercial land use designation and is compatible with the surrounding land use pattern. Design concepts relating to significant landscaping, outdoor seating, enhanced pavement materials and minimizing curb cuts were incorporated into the project design to implement the community plan goals and policies. The proposed project characteristics are consistent with its surroundings and in conformance with the Community Plan's intent to provide for neighborhood-serving retail and commercial services. Therefore, as proposed, the project would not adversely impact the goals and recommendations of the Linda Vista Community Plan.

Environmental Analysis:

Mitigated Negative Declaration No. 108435 has been prepared and finalized for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. During the environmental review of the project, the City of San Diego conducted an Initial Study, which

determined that there was a potential for significant adverse impacts from Transportation. A Mitigation Monitoring and Reporting Program would be implemented with this project to reduce potential impacts to a level below significance

Using the City's cumulative trip generation rates (which account for pass-by and diverted trips), the proposed project would add 759 new daily trips, 67 new AM peak hour trips, and 55 new PM peak hour trips after taking credit for the trips generated by the existing restaurant (which was demolished). Therefore, the applicant would be required to provide a 15.8 percent fair share contribution to the construction of a raised median on Linda Vista Road from Markham Drive to Baltic Street. The implementation of the proposed mitigation would reduce impacts from the proposed project to below a level of significance.

Project-Related Issues:

Deviations

The Municipal Code allows flexibility in the application of development regulations (deviations) for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project, through the processing of a Planned Development Permit. Staff believes that the Decision Maker can make the appropriate Planned Development Permit findings based on the following information.

The project exceeds the maximum front setback along Mesa College Drive (Table 131-05E)

The site has two street frontages: Linda Vista Road and Mesa College Drive. A portion of one of the two proposed buildings lies approximately 120 feet beyond the property line at Mesa College Drive (where 100 feet maximum is required). While Mesa College Drive is considered to be one of the two "frontage" exposures to the site, Mesa College Drive is approximately 10 to 15 feet above the grade on site. Mesa College Drive at that location is a major connector street over State Highway 163 and is not conducive to automobile or pedestrian access to the site. The proposed buildings are within the 100 foot maximum front yard setback along Linda Vista Road. There is no minimum front yard setback.

The project exceeds the maximum lot depth of 150 feet (Table 131-05E).

The lot's irregular shape results in a lot depth of approximately 260 feet at the greatest distance. The 'side yard' dimensions are approximately 168 and 159 feet, respectively, where a maximum of 150 feet is required. A depth limited to 150 feet would greatly curtail the development quality of the site, to the extent that a project of the nature and character of that proposed would be infeasible.

The project deviates from the building articulation requirement for the frontage facing Mesa College Drive (Section 131.0554)

Each of the two proposed building façades facing Mesa College Drive have a length of 60 linear feet. Articulation will be provided on each building frontage facing Mesa College

Drive as follows: four planes consisting of two with a separation of three inches, and two with a separation of 8 inches. Under 131.0554 for a building façade more than 50 feet but less than 100 feet, six planes are required, consisting of two with a minimum separation of three inches, two with a minimum separation of eight inches and two with a minimum separation of three feet. The Building frontages facing Mesa College Drive do not contain storefronts, and openings are limited to doors for service access. Mesa College Drive is a major connector street which is elevated 10 to 15 feet above the grade at the site and is not conducive to automobile or pedestrian access or exposure. The Linda Vista Road frontages of the proposed project comply with the building articulation requirement.

Conclusion

Other than the requested deviations, for which staff believes that findings can be made, staff finds the proposed project would be consistent with the recommended land use, design guidelines, and development standards in effect for this site per the San Diego Municipal Code, and would not have an adverse effect on the adopted Linda Vista Community Plan, and City of San Diego Progress Guide and General Plan.

ALTERNATIVES

- 1. Recommend that the City Council **Certify** Mitigated Negative Declaration 108435; **Adopt** Rezone No. 147058; and **Approve** Easement Vacation No. 532246 and Site Development Permit No. 532247 with modifications.
- 2. Recommend that the City Council **Not Certify** Mitigated Negative Declaration 108435; **Adopt** Rezone No. 147058; and **Approve** Easement Vacation No. 532246 and Site Development Permit No. 532247, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake

Program Manager

Development Services Department

Jeannette Temple

Development Project Manager

Development Services Department

WESTLAKE/JCT

Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Project Data Sheet

- 5. Project Plans including Easement Vacation
- 6. Draft Permit with Conditions
- 7. Draft Resolution with Findings
- 8. Draft Rezone Ordinance
- 9. Rezone Exhibit
- 10. Draft Easement Vacation Resolution
- 11. Community Planning Group Recommendations
- 12. Ownership Disclosure Statement
- 13. Project Chronology
- 14. Draft Planning Commission Resolution



Project Location Map

<u>Linda Vista Road Center – PROJECT NUMBER 108435</u> 7625-7631 Linda Vista Road





Community Plan Land Use Map

<u>Linda Vista Road Center – PROJECT NUMBER 108435</u> 7625-7631 Linda Vista Road







<u>Linda Vista Road Center – PROJECT NUMBER 108435</u> 7625-7631 Linda Vista Road



PROJECT DATA SHEET					
PROJECT NAME:	Linda Vista Road Center				
PROJECT DESCRIPTION:	A Rezone from CN-1-2 to CC-1-1, Easement Vacation and Planned Development Permit to develop an 8,046 square foot retail development on a 60,134 square foot site				
COMMUNITY PLAN AREA:	Linda Vista				
DISCRETIONARY ACTIONS:	Rezone, Easement Vacation and Planned Development Permit				
COMMUNITY PLAN LAND USE DESIGNATION:	Neighborhood Commercial				

ZONING INFORMATION:

ZONE: Proposed CC-1-1

HEIGHT LIMIT: 30-Foot maximum height limit.

LOT SIZE: 5,000 square-foot minimum lot size.

FLOOR AREA RATIO: 0.75 maximum.

FRONT SETBACK: no minimum, 100'-0" maximum

SIDE SETBACK: 10 feet with 0'-0" option **PARKING:** 45 parking spaces required.

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Residential-Medium- High / RM-3-7	Multi-Family Residential		
SOUTH:	Neighborhood Commercial / CN-1-2	Gas and Service Station		
EAST:	Residential-Medium- High / RM-3-7	Multi-Family Residential		
WEST:	Commercial / CN-1-2	Retail Commercial		
DEVIATIONS OR VARIANCES REQUESTED:	 Setbacks Lot Depth Building Articulation 			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 26, 2007, the Linda Vista Planning Committee voted 12-1-0 to recommend approval of the project with no conditions.			

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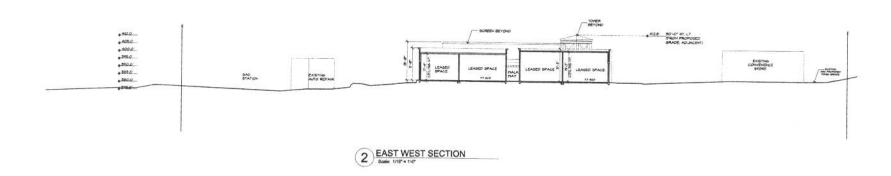
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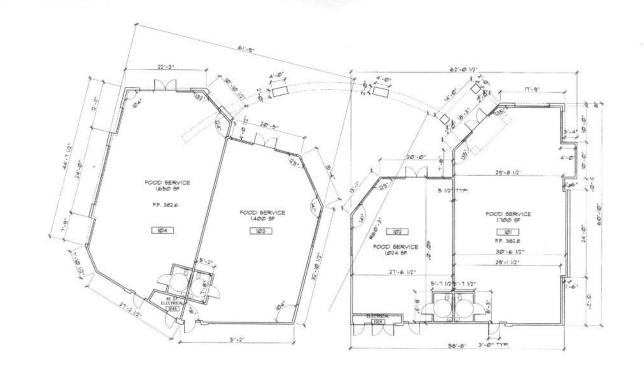
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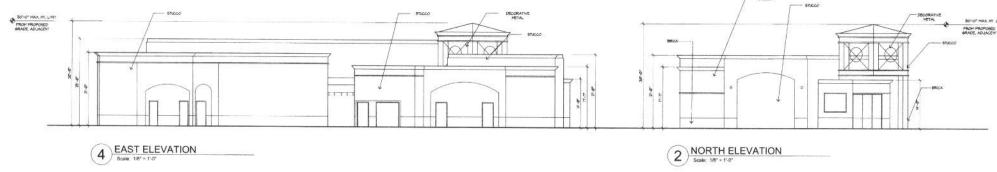
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LINDA VISTA RD. CENTER



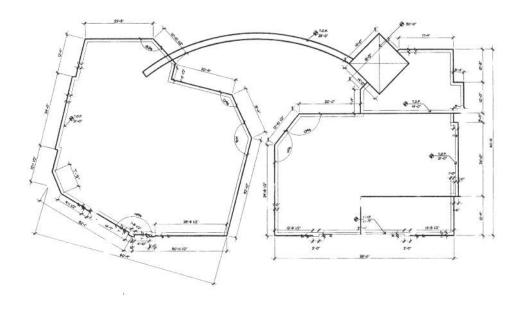
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LINDA VISTA RD. CENTER

BUILDING SECTIONS







LINDA VISTA RD. CENTER

ROOF PLAN



GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED
- 2. THE PHYRIOUN OF THIS PLAN OR ESSUANCE OF A PERMIT BY THE CITY OF SAN DEGO DOES NOT AUTHORIZE THE SUBDIVINER AND OWNER TO MOLATE ANY FEDERAL STATE OR CITY LARK, ORDINANCES, REGULATIONS, OF POLICES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL STRONGERED SPECES ACT OF 1973 AND AMENDMENTS THERETO (16 USE SECTION 13ST ELSEQ.)
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- 6. "Public improvement subject to desirtinge or damage." If bepair or replacement of such public improvements is required, the owner.

 SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC INCHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUDITORITY.
- ALL EMSTRIC AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144,0240 OF THE MUNICIPAL CODE.
- B. PRICE TO ANY DISTRIBUNCE TO THE STE, ENCLIDING UTILITY MARK-OUTS AND SUPERING, THE CONTRACTOR SHALL WAVE ARRANGEMENTS FOR A PRE-CONSTRUCTION WEETING WITH THE CITY OF SAN DIGO FELD ENGINEERING DIVISION (858) 827–3200.
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- 10. AS-BUILT DRAWNOS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DEGO.
- 11. AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE THRO FLOOR OF DEVELOPMENT SERVICES WITHIN 15 CALCIDIAN DAYS OF COMPLETION OF GRADING, AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.
- 12. THE AREA MINCH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED FROM TO START OF THE WORK, THE PERSON AREA CAN AND ALL OF THEIR REPRESENTATIVES OR CONTRACTIONS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY AN APPLICABLE AGENCY. RECORDED OF ANY APPLICABLE ACCIDICY.

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- 4. PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, PUBLIC WHITE FACULTES MICESSARY TO SERVE THE DEVELOPMENT MICHORIS SERVICES. SHALL BE COMPLETE AND OPERATIONAL IN A MANNER SATISFACTORY TO THE MATER DEPARTMENT DIRECTOR AND THE CITY ENGINEER
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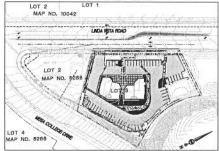
- I. ALL ON-SITE WASTEWATER SYSTEMS ARE PRIVATE.
- 2. ALL PROPOSED PRIVATE SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
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 AND FOR LANDSCHPIC IN LINCU WISH ROAD, ALL SATEFACTORY TO THE CITY DISDRETS.

GRADING AND IMPROVEMENT PLANS FOR: STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT3 MAP 6266



KEY MAP

GROUND WATER DISCHARGE NOTES

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THE ESTMATED MARIAGIA DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OTTICIAL "EMPOLIMENT LETTER" FROM
THE RECORNE BOARD UNLESS PRICE MOTIFICATION AND SUBSECURITY AUTHORIZATION HAS BEEN CRITAINED, AND DISCHARGE
OFFERINDING MORPHE TO ACCORDIGATE THE MORESSED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SHALAR WASTE DISCHARGES TO SURFACE MATERS TRIBUTARY TO THE SAN DEGO BAY ARE PROVIDED UNTIL IT CAN BE DEMONSTRATED THAT THE DIMER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA MA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WTH TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO 2000-90, MPGES NO, CAGRISODO

GRADING AND GEOTECHNICAL SPECIFICATIONS

ALL GRADNIC SHALL DE DONE UNDER OBSERVATION AND TESTING BY A GUALIFED CIVI. ENGINEER OF GEOTECHN DIGNERY AND, IT REQUIRED, DOTH A COLLIFERD CIVI. EUROPEER OF GEOTECHNICAL DIGNERE AND AN ENGINEERING GEOLOGIST, ALL GRADNIC MUST BE PERFORMED ON ACCORDINACE WITH APPLICABLE CITY ORDINANCE AND THE

VILED.	AND SPECIFICATIONS	SET FORTIN ME THE SUILS REPORT	OR GEOLOGICAL/GEORGANICAL WAYS
CREPORT DREEL		FOR	(PROJECT TO

PREPARED BY (COMPANY NAME) DATED (MW/DD/2000) ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF SO X OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

MOST ROCKEN MOSSING OF AS THE D-1937 OF AN APPROVIDE ALTERNITY STRANGE.

A.I. THE COMPILITIES OF THE CHARGE OFFICIATION (FOR THE LABORITY STORM ON INSTEAM, AN AS-CINCIOS SASSINGHED IN FROM THE STRANGE OF AN AN AS-CINCIOS SASSINGHED IN FOR THE STRANGE OF AN AN AS-CINCIOS SASSINGHED IN FOR THE STRANGE OF AN ASSOCIATION OF THE OTHER STRANGE OF A STRANGE OF

AS THE CONTINUOUS CHARTIANT OF RECKRI IS CHAMED FOR THE PROJECT, THE MORE SHALL BE STOPPED UNITE THE REPLACEMENT HAS ARRELD IN MOTHER TO ACCEST THE RESPONSIBILITY WHICH THE AREA OF THEM TECHNICAL COMPRIENCE OF MOTHER LEGISLATION OF THE REAL SHALL BE THE CUT OF THE PRIMETER OF ONLY THE CITY CHAMETER AND THE COLOURS SCHOOL OF THE PLANMES AND COLLIGIBEDTH REVIEW REPORTBUCKH OF MOTHER SOURCE OF THE COLOURS OF THE PLANMES AND COLLIGIBEDTH REVIEW REPORTBUCKH OF MOTHER SOURCE OF THE COLOURS OF THE PLANMES AND COLLIGIBEDTH REVIEW REPORTBUCKH OF MOTHER SOURCE OF THE COLOURS OF THE PLANMES AND COLLIGIBEDTH REVIEW REPORTBUCKH OF MOTHER

THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSONED AND FOUND TO BE IN CONFORMACE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORTES) PREPARED FOR THIS PROJECT.

SIGNATURE	MUMBER	EXPIRATION DATE	RCE	OR GE	STAD
SKONATURE	MUMBER	EXPRATION DATE	CEG		DATE
COMPANY NA	ME		PHONE I	NO.	

6. FOR SOIL FILE SEE CITY RECORD 5 -

CONSTRUCTION CHANGE TABLE

EFFECTED OR ADDED SHEET MAMBERS

DECLARATION OF RESPONSIBLE CHARGE

RO

I HEREBY DECLARE THAT I AM THE ENGHETR OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN DESIGN IS CONSISTENT WITH CHARGINT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAM DIEGO IS CONTINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

MACARIO R. PEREZ R.C.E. NO. 20604 DIP 09-30-07

REFERENCE DRAWINGS

ONG. 13452-2-0

SITE ADDRESS

7631 LINDA VISTA RO SAN DEGO, CA 92111

TOPOGRAPHY SOURCE

JAB ENGINEERS + SURVEYORS 159,38 BERNARDO CERTER DRIVE SAN DIESO, CA 92127 SURVEY METHOD: FREID SURVEY DATE: MAY 2006

BENCHMARK

FOUND 2 1/2" BRASS PLUG SOUTHEST CORNER OF LINDA WSTA DR. AND WESA COLLEGE DR. SAN DISSO. CALLEDDRINA ELEVATION - 371.135' MSL

GRADING QUANTITIES

GRADED AREA	1.1 [ACRES]	MAX CUT DEPTH28_[FT]
CUT QUANTITIES	700 (C10)	MAX CUT SLOPE PATRO (2-1MAX) 4 FT.
FILL QUANTITIES	700 [C10]	MAX FILL DEPTH 2.5 [FT]
EXPORT	0 [C10]	MAX FILL SLOPE RATIO (2:1MAX)N/A
FROM THIS SITE. DISPOSAL SITE. T	ALL EXPORT WATE HEAPPROVAL OF E MATERIAL ALL	RT 0 CUSIC YARDS OF MATERIAL EFRAL SHALL BE DISCHARGED TO A LEGAL THIS PROJECT DOES NOT ALLOW PROCESSIN SUCH ACTIMITES REQUIRE A SEPARATE

ASSESSORS PARCEL NUMBER

APN 427-082-02.03

LEGAL DESCRIPTION

107 J OF MAP NO. 6265 CITY OF SAW DEGO, COUNTY OF SAW DEGO, STATE OF CALVORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/APPLICANT

CIF PROPERTIES 6565 MRAMAR ROAD P.O. BOX 919065 SAN DEGO, CA 92191-9065

SHEET INDEX

GRADING & IMPROVEMENT PLAN	SHEET 1
GRADING & UTILITY PLAN	SHEET 2
ROAD IMPROVEMENT PLAN PLAN	DIEEL T
TYPICAL SECTION	SHEET 4
TYPICAL SECTION	SHEET 5
EROSION CONTROL WOTES	9/667 6
EROSION CONTROL PLAN	SHEET 7
DEWOL/TION PLAN	9651 8



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWNES OF THE CITY OF SAN DIEGO. STANDARD SPECIFICATIONS

I. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION (CREMBOOK), DOCUMENT NO. AECIZSIDGI, FILED DECEMBER 31, 2006, INCLUDING THE REGIONAL AND CITY OF SAN DEGO SUPPLEMENT, DOCUMENT NO. AECIZSIDGE, PELID DECEMBER 33, 2008.

2. 1995 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DEGAL DOCUMENT NO. 759842, FEED OCTOBER 22, 1991. 1 CALFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (THINA'S MUTCO, 2003 EDITION AS ANMENDED FOR USE IN CALFORNIA), DOCUMENT NO. AECIZIOSA, FLED DECEMBER 31, 2006.

STANDARD DRAWNCS:

1. CITY OF SAN DEGO STANDARD DRAWNES, INCLUDING ALL REGIONAL STANDARD DRAWNES, DOCUMENT NO. AEC 1251061, FILED DECEMBER 31, 2006.

2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS DOCUMENT NO. ACCORDISON, FILED SEPTEMBER 25, 2006.

LEGEND		200223
DESCRIPTION	DETAIL OR STD. DWG	514/80),
EXISTING IMPROVEMENTS		
PROPERTY LINE		
EXISTING CONTOUR		- 220
EXISTING SPOT ELEVATION		-31430
EXISTING TREES		(25)
EXISTING CONCRETE		- (
EXISTING LIGHT POST		45
EXISTING CHANLAN FENCE		
EX. 10" CI WATER WAIN		
EX. 8" VC SEWER MAIN		5
PROPOSED IMPROVEMENTS		a.
RESIDENTIAL/COMMERCIAL DRIVEN	6rG-148, SDG 100, G-16	7 1
PROF. CONTOUR	PER PLAN	325
CUT AND FILL LINE	PER PLAN	CUT
DAYLIGHT	ACR PLAN	176,6
PROP. SPOT ELEVATION	PER PLAN	20.34 /5
FLOW LINE, DIRECTION	PER PLAN	
DIRECTION OF PATH TRAVEL	PER PLAN	00000
NEW 4" AC PANEWENT	PER PLAN	C1
NEW 6" PCC PAVEMENT	PER PLAN	BEAUTY CONTROL OF
TREMOH RESURFACING	500-107	777777
NEW RETAINING WALL	50RS0 C-4	MCMCMCMCM
6" VERTICAL CURB (PVT)	50850 G-1	
6" CURB AND CUTTER	SDRSD G=2,SDG=100	Elizabeth Control
3' WILLEY GULLER(PVI)		Growing money.
NEW 8" PUC PRIVATE SEMER MAN	PER PLAN	s
MEW 6" PUC TWE SERVICE	PER PLAN	— FS —
MEW 2" PUC WATER SERVICE	PER PLAN	— w—
MEW PVT. SEWER MAIN CLEANOUT	50PS0 S-J	— s—o
MEW PVT. SEWER LATERAL	SDRSD 5-13	s/
GATE WILVE	PER PLAN	- 🐼
CONCRETE THRUST BLOCK	SDRSD W-17	>
BACKFLOW PREVENTER (PVT)	SDRSD W-26	8D8D8-6
PVC STORW DRAW (PVT)	PER PLAN	3/3/3/3
CURB CUILET TIPE A (PVI)	SDRSD 0-25	
COBBLE ROCK (PVI)	PER PLAN	(S2S2)
18"X18" BROOKS BOX (PVT) WITH GRATE & FOSSIL FILTER	PER PLAN	
BIO-SWALE (PVT)	PER PLAN	- Y
TOP OF CURB ELEVATION		TC

CONSTRUCTION SITE PRICETY HIGH PRIMATE CONTRACT

GRADING & IMPROVEMENT PLAN FOR

STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT 3 MAP 6266

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 8 SHEETS			P.T.S MO. 108435		
TOR CITY	ENGNEER		UATE	_	KIM
NORTHON	BY	APPROVED	DATE	FENED	
RIGINAL	188	•			
					MACRO COCADANATES
5-But 75			-		LAMBERT COOPERATES
TRACTOR_		DATE STAR DATE COM			1-D

DICAURT 1-800-227-2600 NOUND SERVICE ALERT OF SOUTHERN CHUFT

J&B PLANNING - ENGINEERING - SURVEYING

CHANGE DATE

LINDA VISTA ROAD 4 LANE COLLECTOR

WATER DISTRICT

STREET NAME

VICINITY MAP

STREET DATA TABLE

CLASSFICATION | 85TH PERCENTLE (MPH) | ADT MEHICLES | R/W 102 FEET

5630 08

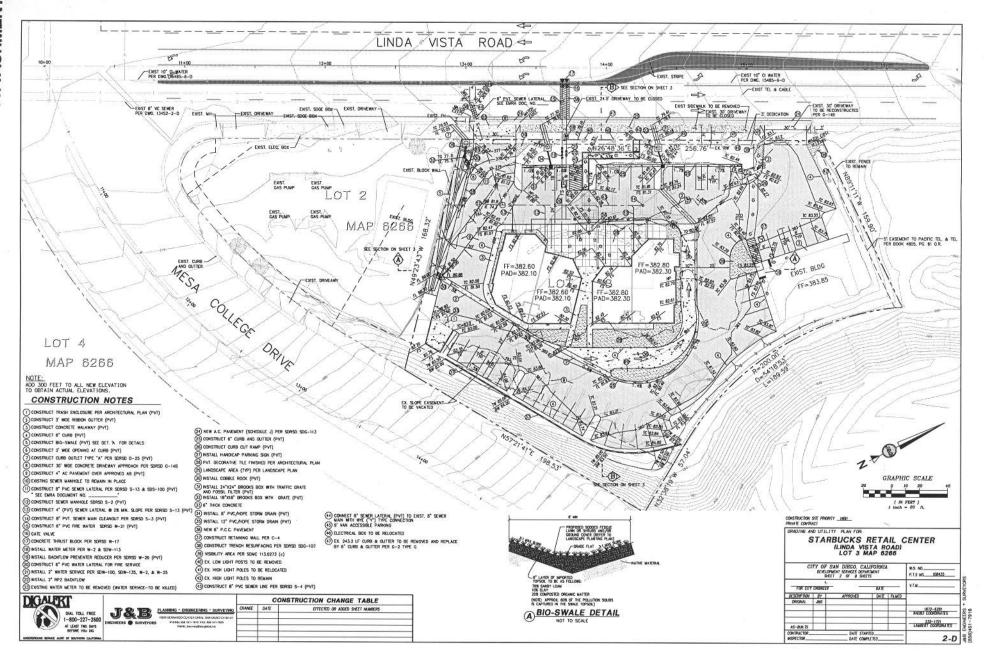
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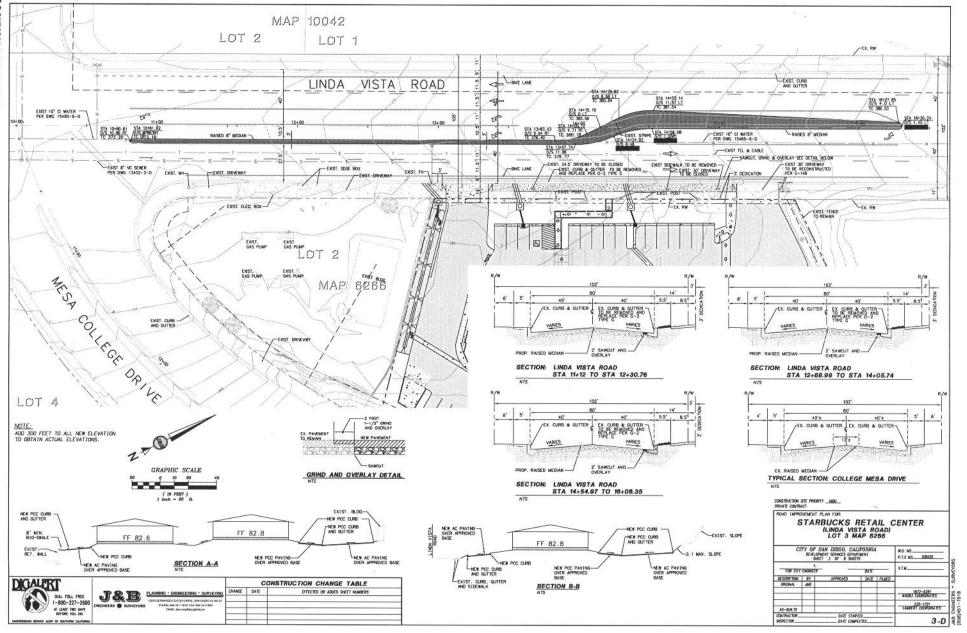
4. STATE OF CAUFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS DOCUMENT NO. AECOS25062, FILED SEPTEMBER 25, 2006.

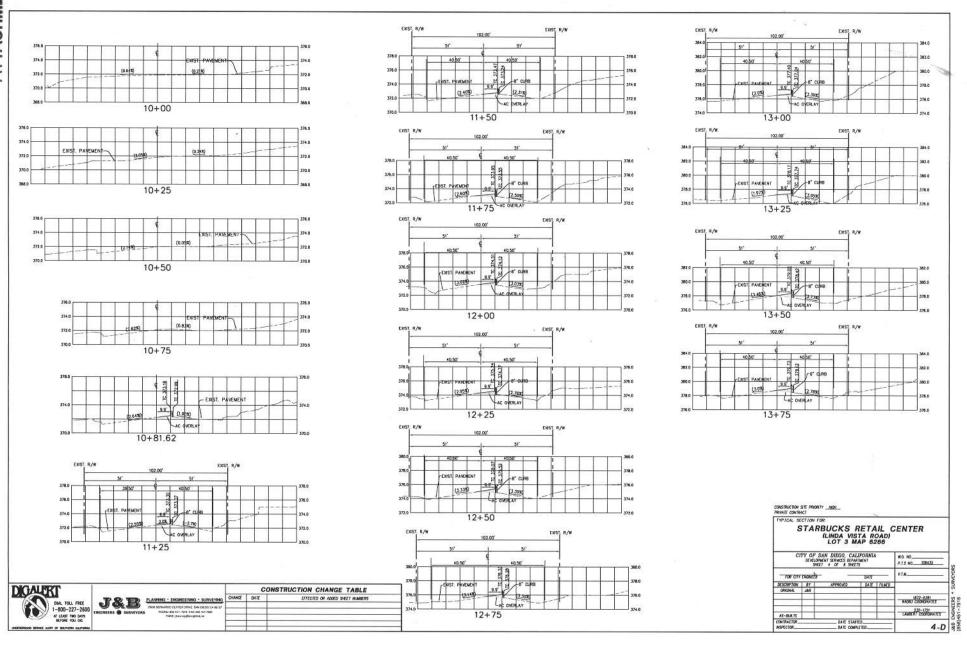
FUSTING H FLOOR ELEVATION

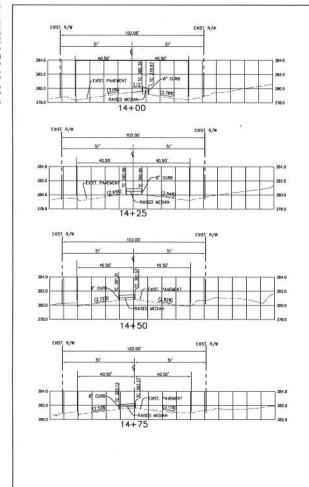
FINISH SURFACE ELEVATION TOP OF GRATE ELEVATION

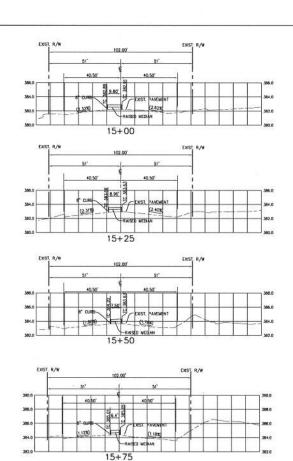
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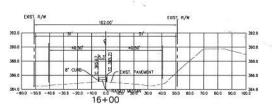


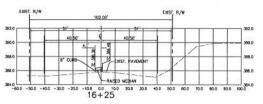


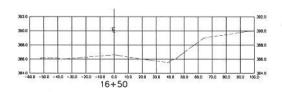


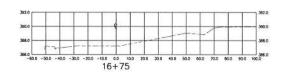












CONSTRUCTION SITE PRIORITY HIGH PRIVATE CONTRACT

TYPICAL SECTION FOR

STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT 3 MAP 6266

C	DE VELOPA	AN DIEGO, CAL ENT SERVICES DEPA 1 5 OF 8 SHEL	PRIMENT	ă.	M.Q. MO
ron on	ENGINEER		DATE	_	VXW
DESCRIPTION	Br	APPROVED	DATE	FILMED	
ORIGINAL	MB				
	\vdash		-		NADES COOPENATES
AS-BLE IS					CAMBERT COORDINATES
CONTRACTOR.		DATE STAR			5-D

DIGALERT DML TOLL FREE 1-800-227-2600 #7 LEAST TWO DAYS SETONE YOU DIS UNDERGROUND SCHOOL ALDIT OF SOUTHERN CALFORN

CONSTRUCTION CHANGE TABLE EFFECTED OR ADDED SHEET NUMBERS

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSON/SEDMENT CONTROL. PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS MOUCATED BELOW:

- LAL REQUIREMENTS OF THE OTH OF SAN DECO. "TWO DECEMBERS HE WALLS STORM WHITE STANDARDS MAD IT IN MODIFICATION TO THE OTHER DECOMES AND CONSTRUCTION OF THE PROPORTION PRODUCES, PROPORTION CONSISTENT WITH THE APPROPRIATE WALLS MARKE PROLING PROPERTY (METAL PROPERTY OF THE APPROPRIATE WALLS AND THE APPROPRIATE PROPERTY (METAL PROPERTY LIFE SHAPE AND FOR PERMANENT POST CONSTRUCTION RELATIONS CONTROL PROPERTY (METAL PROPERTY LIFE SHAPE) (METAL PROPERTY LIFE SHA
- 2. FOR STORM DRAW INLET, PROVIDE A GRAVEL BAG SET BASIN IMMEDIATELY UPSTREAM OF INLET AS MONCATED ON DETALS.
- MEANING OF LEARNS. THE CONTRACTOR SHOPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL DISJRE THAT MIKE PRANKING TO THE SLUP IS DIRECTED INTO THE MET AND THAT A WHARM OF LOOT FREEDOMEN CONTRACTOR SHAP IS THE CONTRACTOR OF THE PRETENDING IN POP PROVIDED OF GOADING SHOWN ON THESE PLANS. THE CONTRACTOR SHALL PROVIDE IT MAY TEMPORATE MEASURES, I.E. GOINGL.
- THE CONTRACTOR OF QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SLT. AND MUC ON ADJUCENT STREET(S) DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR OF QUALIFIED PERSON SHALL CHECK AND WANTAM ALL LINED AND UNLAMED DITCHES AFTER FACH RAMFALL.
 THE CONTRACTOR SHALL REMOVE SLT AND DEBRIS AFTER EACH MAJOR RAMFALL.
- 6. THE CONTRACTOR SHALL MEMORY SET AND DERROYS ATTO THAT MAKE AN ADVENUAL.

 LOURSHAFT AND MEMORITS FOR EMPERITY PARKS SHALL SHEET WAS ADVENUED AN ADVENUE AT ALL THAT'S DURING THE FARMY SHOW, ALL MICESSAFT MATERIALS SHALL SE STOCKING ON SHIP AT COMMENTAL TOCKINGS OF THE THE PROPERTY PARKS SHEET AND SHAMENON OF THE TOTAL PARKS SHOWN OF THE THE PARKS AND SHAMENON OF THE TOTAL SHALL SHOW AND ADVENUE AND SHALL SHAMENON OF THE TOTAL SHAPPING SHALL SHOW AND ADVENUE AND SHAPPING SHAP
- THE CHIPTHOLOGY SHALL MOTIONAL ENGINEER WITE EACH RIVER PRODUCING ANY BE PRODUCED BY THE RESIDENT CONTINUE OF THE PRODUCING ANY BE PROMISED BY THE RESIDENT EMBRISH DUE TO UNCOMPLETED GRADING OPERATIONS OF UNFORESEEN CHROMES UNKNOWNED THE PROPULS ANY BEST.
- TO THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL THIS NECESSARY PRECAUTIONS TO PREVENT PLUBLIC TRESPASS ONTO AREAS WE'RE IMPOUNDED MATERS CREATE A HAZARDOUS CONDITION.
- ALL ENDSON/SIDMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE MICORPORATED MERCON, ALL EBOSON/SIZMENT CONTROL FOR WITHOUT CONTRONS SHALL BE DONE TO THE SATISTACION OF THE RESIDENT HORMED.
- GRADED AREAS AROUND THE PROJECT PERMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH MORKING DAY.
- 13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH MORKING DAY MEEN RAIN IS AUGMENT.
- 15. THE CONTRACTOR SHALL ARRANGE FOR MEDICY METHICS DURING OCTORER 1ST TO APPL JOIN FOR PROJECT TUM (GENERAL CONTRACTOR, QUALIED PERSON, EROSON CONTRO, SUBCONTRACTOR & ANY, EMONET OF MORE, OWNER/SHEATORE AND DESCORT FORWEITS TO EMULIES THE AREQUACY OF THE EROSON/STOWENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY COTTOL IS WANTAMED FOR THE PROJECT:

- STABILIZATION: ALL PLANIED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND ATUR MAJOR RAWALL EVENTS (MORE THAN & WICH) AND REPAIRED AND REPLANTED AS NEEDED LATEL A MOREE OF EDISMATINE MORD IS FEED.
- NEEDED AND RECORDED IN THE MANTENANCE LOG IN PERPETUTY.
- J DERANDON AND MARTHANICA, FAMANIC, POST-CONSTRUCTION MANAGLINI MASSIRES ARE THE REPROSEDUTY OF THE REFERENCE LINE THE TRANSPER OF RESPECTIVE STREET TO HOME BARDERS, MONDULA COMPASS, MANGOMERS ASSOCIATIONS, SOUCH, DESTRUCTS, OF LOCAL ACRICES AND/OR CONTINUENTS, AT THAT THE, THE NEW OWNERS SHALL ASSOCIATE PROPRISED FOR THE RESPONSIBLE OF THE CHECKNOWN.

PERMANENT POST-CONSTRUCTION BMP NOTES

- I. OPENTION AND MANITEMANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM MATER MANAGEMENT AND OBSTANCE CONTROL MANITEMANCE MORTEMANT (SMARCH), CONFINING SOMERIONS AND RESTRICTIONS (CLARS), OR MORDER MOCHANIE APPROVED BY THE OTT OF MORREET, BANK ASSERTS ALL PREMARENT BAP'S MEL DE MANITAMED IN PERFETAITY, PER DIE LAND DEVELOPMENT MANIAL, STORM WHITE STANDARDS.
- PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF MODIFI.

FREQUENCY

3/18

1/WEEK

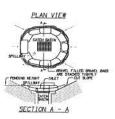
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WSPECTION

FREQUENCY

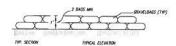
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I/WEEK



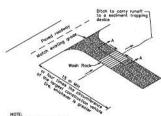
- NOTES:
- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE MATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- GRAVEL BASS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
- J. LEAVE ONE SPAYEL BAG GAP IN THE TOP HOW TO PROVIDE A SPILLMAY FOR OVERFLOW. 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MAST SE REMOVED FROM THE TRAVEL WAY IMMEDIATELY

(B) CATCH BASIN SEDIMENT BARRIER (GRAVEL BAGS)



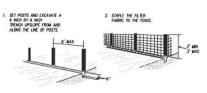
C TYPICAL GRAVEL BAG BARRIER





Mony designs can be field fabricated, or fabricated units may be used

STABILIZED CONSTRUCTION ENTRANCE WITH TIRE WASH (TC-1 & TC-3)



I EXTEND THE FRIER FABRIC INTO



SILT FENCE DETAIL

THE SET FENCE SHOULD BE SUPPORTED BY A WIRE WESH IF THE FETER FABRIC DOES NOT HAVE SUFFICIENT STRENGTH AND BURSTING STRENGTH CHARACTERISTICS (AS RECOMMENDED BY THE FABRIC WANLFACTURE)



NO DUMPING THIS DRAINS TO OCEAN

(FLO-GARD FLAT GRATED OR EQUIVALENT) N.T.S. PRIVATE

FLO-GARD TH INSERT - REPLACEABLE ADSORBENT FILLED POUCHES

DURABLE WOODEN WESH FILTER BOOY

CATCH BASIN

	NODEL No.	INLET ID (in x in)	GRATE OD (in x in)	SOLIDS STORAGE CAP. (ou ft)	FILTERED FLOW (cfs)	TOTAL BYPASS CAP. (cfs)
Γ	FGP-24F	24 X 24	26 X 26	2.2	1.5	6.1

- 1. FLOGARD FILTER BODY IS PREFABRICATED FROM POLYPROPYLENE MOVEN MONOFILAMENT GEOTEXTILE.
- I REFER TO APPLICATION CHART FOR CATCH BASIN AND FILTER SIZING.
- FILTER MEDIUM SHALL BE FOSSIL ROCK, INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 5. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE PROGRAM
- FLOGARD INSERTS MAY BE INSTALLED WITHOUT ADSORBENT POUCHES) DURING COURSE OF CONSTRUCTION AS A SEDIMENTATION CONTROL DEVICE.
- 7. FLO-GARD FATER INSERTS ARE AVAILABLE IN THE STANDARD SIZES OR IN CUSTOM SIZES.
 CALL FOR DETAILS ON CUSTOM SIZE INSERTS AT (800) 579-8819.

FLO-GARD CATCH BASIN FILTER INSERT FLAT-GRATED INLET

CONSTRUCTION SITE PRIORITY __INGN_ PRIMATE CONTRACT

EROSION CONTROL NOTES FOR STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT 3 MAP 6266

CI		SAN DIEGO, CAI MENT SERVICES DEPA ET 6 OF 8 SMIT			P.T.S MG 108435
FOR CITY	ENGINEER	-	DATE		KIM
DESCRIPTION	81	APPROVED	DATE	FEWED	
ORGINAL	JHH		-	10000	
			+		WADRU COOMDINATES
AS-BUILTS					CAMBERT COORSINATES
DOW INACTOR_		DATE STAR			6-0

DICAURI DIAL TOLL FREE 1-800-227-2600

POST-CONSTRUCTION

PERMANENT BMPS

CO MISERT FOSSIL FILTER

STENCKING AND SIGNAGE

O CATCH BASIN

J&B PLANNING - ENGINEERING - SURVEYING

PROPOSED OPERATION AND MAINTENANCE PROCEDURE DETAILS

DAM DESPONDE F PARTY DESIGNEE - CHARLES THATOM

3/19

1/WEDK

MER'S SPECS FOR FLOGARD

F PLUS

WISHAL OBSERVATION OF

MICH TATIVE COMER, DEBRIS,

SEDMENTS OR LITTER

TOTAL ATION

WASTE MANAGEMENT CONTRACT

WSUAL OBSERVATION

CONSTRUCTION CHANGE TABLE DATE EFFECTED OR ADDED SHEET MANBERS

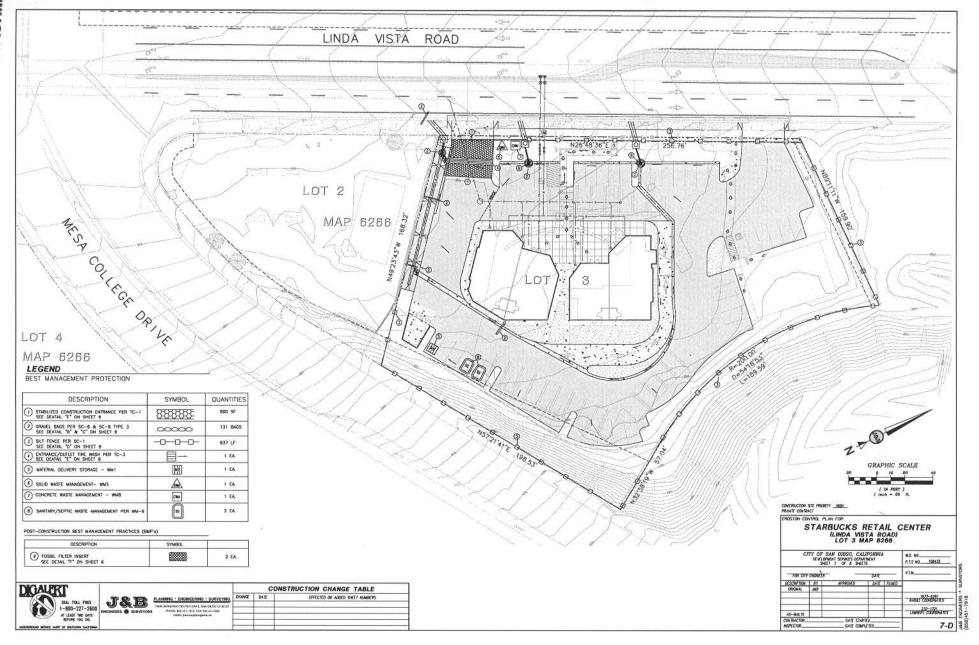
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MSUAL INSPECTION AND REPAIR AS MECESSARY

CUT, RESEED AND/OR SCARFY SWALE AS REQUIRED

WASTE MANAGEMENT CONTRACT

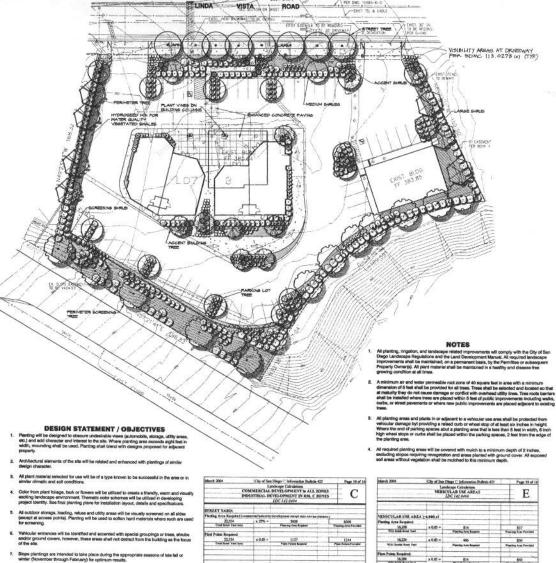
AS NECESSAN



A STATE OF THE PARTY AND STREET AND STREET AND STREET

_	STREET TREE - 100% 96" BOX	PLANT LEGEND			
1	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
. /	PLATANUS MEXICANA 'ALAHO'	BYGAMORE	36, BOX	4	
-	ACCENT BUILDING TREE - 100% S				
D	BOTANICAL NAME	COMMON NAME	SIZE	ary	NOTES
D	PRIME CERASPERA WRAITER VESSIVIUS PYRIS CALLERYNANA BRADFORD	GRNAHENTAL PEAR	Be, Box	2	
	PARKING LOT TREE - 100% 96" E	iox			
	BOTANICAL NAME	COMMON NAME		RTY	NOTES
)	CUPANIOPSIS ANACARDIOIDES KORLABITERIA SIFINATA	CARROT MOOD TREE CHINESE PLANE TREE	86, BOX	7	
	PERIMETER SCREENING TREE - IC	10% 24° BOX			
~~	BOTANICAL NAME	COMMON NAME	SIZE	OTY	NOTES
. 5	TRISTANIA CONFERTUS	BRISBANE BOX	24' Box		
	POPULUS PREMONTH	PESTERN COTTONNOOD	24° BOX	7	
	PERIMETER TREE - 100% 86" BO				
7	BOTANICAL NAME	COMMON NAME	9 ZE	aty	NOTES
	LIGIDAMBAR STYRACIFLIA BURGINOY CUPANIOPSIS ANACARDIOIDES	CARROT MOOD TREE	96, BOX	9	
-	MEDIUM SHRUB - 100% 5 GALLON				
	BOTANICAL NAME	COMMON NAME	SIZE	ary	NOTES
O .	ENGINEM LAPONICIM TEXANIM RHAPHOLEPIS NO:GA 'CLARA'	TEXAS PRIVET	5 SALLON	75	MARKEN AT ARRIVED A
	ACCENT SHRUS - 100% IS GALLO	INDIAN HANTHORN	9 GALLON	75	PLANT 56" OC MAINTAIN AT 42" HIGH HEDGE PLANT 56" OC
	BOTANICAL NAME	COMMON NAME	SIZE	gry	NOTES
9	тюючи вет.	NEW JEALAND FLAX	B SALLON	82	MAINTAIN AT 46" HIGH HEDGE PLANT 24" O.C.
	PARKING ISLAND SHRUBS - 100%				
	BOTANICAL NAME	COMMON NAME	SIZE	GTY	NOTES
9	PHAPHICLETS INDICA 'CLARA' PHYDEPORIM TOBIRA 'VARIESATA'	INDIAN HANTHORN VARIESATED PITTOSPORUM	5 SALLON	79 75	HANTAN AT 42' HISH HEDSE PLANT 86' O.C.
	SCREENING SHRUB - 100% 5 GALL	.on			
	BOTANICAL NAME	COMMON NAME	SIZE	gty	NOTES
Δ.	PODOCARPUS HENKELII	HEEPING YEM	5 GALLON	22	PLANT AT # OC
9	PRINCIS CAROLINA BRIGHT N' TIGHT	CAROLINA LAUREL CHERRY	S GALLON	22	MAINTAIN AS 40" HIGH HEDSE PLANT AT 4" OC.
	LARGE SHRUBS 100% 5 GALLON				
	BOTANICAL NAME	COMMON NAME	SIZE	ary	NOTES
)	PHOTOGRAM TOBIRA VARIEGATA PHOTOGRAM PRASER	VARIBBATED PITTOSPORM RED TIP PHOTINIA	5 GALLON	80	MAINTAIN AT 42" HIGH HEDGE FLANT 36" O.C.
	SMALL SHRUB - 100% 5 GALLON				
	BOTANICAL NAME	COMMON NAME	SIZE	ary	NOTES
,	NAMPHOLETIS NOICA BALLERINA' NANDINA DOMESTICA SULPETREAM	INDIAN HAWTHORN DWART HEAVENLY BAMBOO	5 SALLON	110	
	PERENNIALS - 100% I GALLON				
	BOTANICAL NAME	d de Admir Nissam			
	ASAPANTHO PETER PAN	COMMON NAME	5/ZE I GALLON		NOTES
	HE-EROCALLIS HYBRIDS	DAY LILY	BALLON	50	
			I SALLON	50	
	LINIOPE MUSCANI	BIG BLIE LILY TURP	BALLON		
,	LIROPE MISCARI VINES	SIG BLIE LILY TURF	BALLON		
	LINGOPE MUSCARI				NOTES
	LIRIOPE MUSCARI VINES	COMMON NAME ROYAL TRAPET VINE	SIZE 5 GALLON		NOTES REMOVE FROM NURSERY STAK AND ATTACH TO COLUMN
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MINIMUM TREE SEPARATION DISTANCE			
MPROVEMENT	MINIMUM DISTANCE TO STREET TREE		
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Inderground utility lines	5 feet		
Above ground utility structures	10 feet		
Orivovay (entries)	10 feet		
ntersection (intersecting ourb lines of two streets)	25 feet		



 Landscape thish grading objectives will include positive surface drainage of planted areas droughout the ster-a minimum of two percent (2%) away from building in planting areas. See civil engineering plans for final grading. Limigation systems will be permanent below ground automated systems adequate for the establishment and maintenance of all plant netural. These systems will be installed as econ so practical site grading and port or plant material installation. Areas sideant be structure, readways, entries and activity areas will be intigated with permanent below grade automated systems.

10. Imigation systems shall utilize low precipitation fixed and pop-up steam rotor, shrub spray and bubbler heads for transitional landscape areas, adjacent open space, parkeng, serving series landscaping, building perimeter landscape paring and all leven areas. Pop-up spray heads shall be used adjacent to walks, three and activity sease.

All soils will be fertilized, amended, and tilled to conform to recommendations made by a soil testing laboratory and/or landscape architect in order to promote healthy and vigorous plant growth.

12. All planting areas will be privately maintained in a weed and debris free condition.

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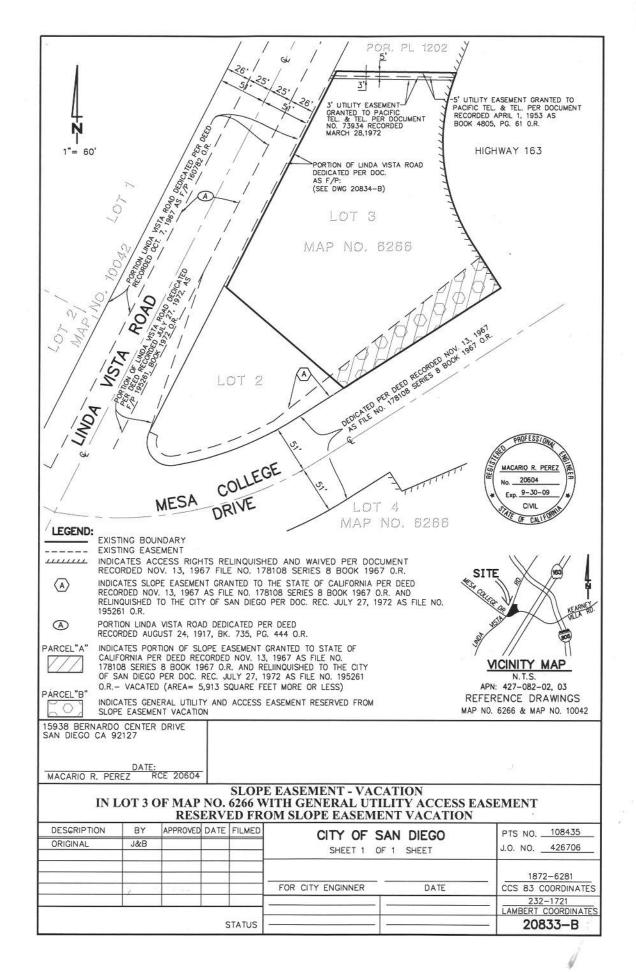


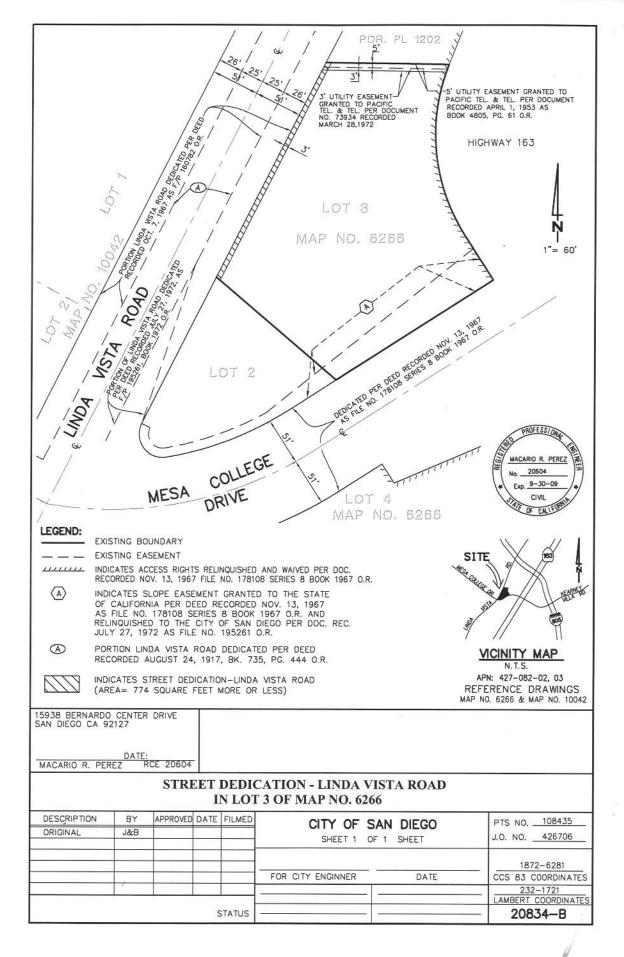
LINDA VISTA ROAD RETAIL CENTER 7631 LINDA VISTA ROAD SAN DIEGO, CALIFORNIA

LANDSCAPE DEVELOPMENT PLAN

7-11-07 REV. PER CITY COMMENTS 10-11-07 REV. PER CITY

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RECORDING REQUESTED BY

CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO CITY CLERK MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 426706

PLANNED DEVELOPMENT PERMIT NO. 532247 LINDA VISTA ROAD CENTER (MMRP) – PROJECT NO. 108435 CITY COUNCIL

This Planned Development Permit No. 108435 is granted by the City Council of the City of San Diego to GTF Properties, a California Limited Partnership, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 1.38 acre site is located at 7625-7631 Linda Vista Road in the CC-1-1 (Rezoned from CN-1-2) zone and the Residential Tandem Parking Overlay zone of the Linda Vista Community Plan area. The project site is legally described as Lot 3, Artillery Square Unit No. 2, Map No. 6266.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop an 8,046 square foot retail/food use development with drive-through lane on a 60,134 square foot site, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 8, 2008, on file in the Development Services Department.

The project shall include:

- a. The construction of 5,774 square feet in two new retail buildings, including a drive-through lane, and an existing 2,272 square foot retail building to remain;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
- 2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
- 4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
- 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
- 8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
- 9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent

of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

- 10. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.
- 11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

- 12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
- 13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 108435, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

- 14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 108435, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue area: Transportation
- 15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

- 16. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- 17. Prior to the issuance of any construction permits, the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
- 18. The drainage system proposed for this development is private and subject to approval by the City Engineer.
- 19. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
- 20. Prior to the issuance of any building permits, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
- 21. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the closure of the two existing driveways with replacement to full-height curb, gutter and sidewalk, the reconstruction of the northernmost driveway to current standards, the installation of a new 30-foot driveway, the replacement of any damaged portions of the sidewalk and the installation of three (3) D-25 curb outlets, adjacent to the site on Linda Vista Road, all satisfactory to the City Engineer.
- 22. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, for three (3) D-25 curb outlets and for landscaping in Linda Vista Road, all satisfactory to the City Engineer.

- 23. Prior to the issuance of any building permits, the applicant shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
- 24. Prior to the issuance of any building permits, the applicant shall vacate the slope easement along Mesa College Drive and dedicate right-of-way for Linda Vista Road, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

- 25. Prior to issuance of any construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
- 26. Prior to issuance of any construction permits for buildings, the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree.
- 27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
- 28. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
- 29. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
- 30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

- 31. No fewer than 45 off-street automobile parking spaces (including 2 accessible spaces of which 1 is van accessible), 2 bicycle spaces with racks, and 2 motorcycle spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with the requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.
- 32. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
- 33. The hours of operation shall be limited from 6AM to 12AM daily.
- 34. The following deviations to development regulations are permitted for this development:
 - a). The project exceeds the maximum front setback along Mesa College Drive.
 - b). The project exceeds the maximum lot depth of 150 feet.
 - c). The project does not comply with the building articulation requirements for the building facade along Mesa College Drive.
- 35. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
- 36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

- 37. Prior to the issuance of the first building permit, the applicant shall provide a fair-share contribution of 15.8% of the cost of construction of a raised center median on Linda Vista Road from Markham Drive to Baltic Street, satisfactory to the City Engineer. The fair share contribution shall be deposited to a separate interest earning account.
- 38. Prior to the issuance of the first building permit, the applicant shall assure by permit and bond the construction of a raised center median along Linda Vista Road extending from Mesa College Drive to Markham Drive, satisfactory to the City Engineer.
- 39. Prior to the issuance of the first building permit, the applicant shall dedicate a minimum of 3 feet along the property frontage along Linda Vista Road, to provide a minimum 14 feet curb to property line, satisfactory to the City Engineer.

WASTEWATER REQUIREMENTS:

- 40. All on-site wastewater systems shall be private.
- 41. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
- 42. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
- 43. Sewer lateral connections shall be made in accordance with Table 2-6 0f the City of San Diego sewer design guide. Therefore lateral connection shall be through a "Y" fitting or saddle type connection away from the manhole further downstream.
- 44. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

- 45. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Water Department Director and the City Engineer.
- 46. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.
- 47. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
- 48. The Owner/Permittee agrees to design and construct all proposed public water facilities, including services and meters, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Proposed facilities that do not meet the current standards for construction, operation, maintenance and access, shall be private or modified at final engineering to comply with standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the City Councilof the City of San Diego on XXX by Resolution No.XXXX.

- ATTACHMENT 6

Permit Type/PTS Approval No.:PDP#532247 Date of Approval:XXXXX

AUTHENTICATED BY THE DEVELOPMENT	SERVICES DEPARTMENT
NAME TITLE	,
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
The undersigned Owner/Permittee, by execution this Permit and promises to perform each and even	· · · · · · · · · · · · · · · · · · ·
	Owner/Permittee
	By GTF Properties, Gordon T. Frost, Jr. General Partner

Page 9 of 9

NOTE: Notary acknowledgments must be attached per Civil Code

section 1189 et seq.

Resolution for Approving/Denying Permits

(R-XXXX)

RESOLUTION NUMBER R-XXXX

ADOPTED ON XXXX

WHEREAS, GTF Properties, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit No. 108435 to construct an 8,046 square foot retail development on a 60,134 square foot site known as the Linda Vista Road Center project, located at 7625-7631 Linda Vista Road, and legally described as Lot 3, Artillery Square Unit No. 2, Map No. 6266, in the Linda Vista Community Plan area, in the CN-1-2 zone (previously referred to as the CN zone) which is proposed to be rezoned to the CC-1-1 zone and the Residential Tandem Parking Overlay zone; and

WHEREAS, on May 8, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) No. 532247, and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on XXXX, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to PDP No. 532247:

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project site is located on three contiguous lots addressed as 7625-7631 Linda Vista Road. The project would construct a new, 2-building, single-story

retail/restaurant center of approximately 5,775 square feet. The existing retail store will remain (2,272 square feet), and the 60,134 square foot site comprising the three lots will be re-landscaped, including the convenience store parcel.

The site is located in the Linda Vista Community Plan area and is designated for Neighborhood Commercial. The project, with the proposed site design and pedestrian/neighborhood orientation, is consistent with this designation.

To accommodate a drive-through lane, the Project requires a rezone of from CN-1-2 to CC-1-1. The CC zones allow a mix of community-serving commercial uses and residential uses, providing a range of commercial development patterns, from pedestrian friendly commercial streets to shopping centers and auto-oriented strip commercial streets. The CC-1-1 zone is intended to accommodate development with strip commercial characteristics. The proposed CC-1-1 zoning has characteristics similar to those in the existing CN-1-2 zone. This project proposes to limit operations of the businesses to between 6AM and midnight, including the proposed drive-up lane. Business hours in the CN zone are also limited to between 6AM and midnight.

The proposed new buildings will be situated on the site to allow for pedestrian as well as automobile-oriented uses, in substantial conformance with the Land Development Code.

The site is governed by the policies and guidelines of the General Plan, the Linda Vista Community Plan and the development regulations of the CC-1-1 Zone. The proposed Project is in compliance with all applicable policies, guidelines and regulations in effect for the re-zoned site.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project, to develop a 5,774 square foot retail development on a 60,134 square foot site, would result in a modest development of approximately 8,046 square feet. The proposed project includes parking and landscaping. The placement the buildings allow good visibility for the public and for passing police units. The site will be designed to accommodate fire department vehicles.

The project will have 45 surface parking spaces, or approximately 5.4 spaces per 1,000 square feet of floor area. Two motorcycle and two bicycle parking spaces will also be provided. Landscaping and irrigation will be installed throughout the site, in compliance with the development regulations.

The permit prepared for this development includes various conditions and referenced Exhibits of approval relevant to achieving project compliance with the Regulations and applicable Ordinance provisions of the City's Municipal Code in effect for this site; and that such conditions have been determined as necessary to avoid adverse impacts upon the health, safety, and general public welfare. These conditions (and referenced Exhibits) include limitations upon the extent and amount of site grading activities, minimum parking and landscaping requirements, and required public

improvements, and hours of operation.

3. The proposed development will comply with the regulations of the Land Development Code.

The proposed project, to develop an 8,046 square foot retail development on a 60,134 square foot site, will be in compliance with most of the applicable regulations of the CC-1-1 Zone, including height, floor area ratio for the entire premises, on-site parking spaces and landscape regulations. The Planned Development Permit process allows for certain deviations from the Land Development Code. All of the requested deviations can be supported based on the quality of the project design and development constraints of the site. The site has an irregular shape with two frontages (Linda Vista Road and Mesa College Drive), but Mesa College Drive is above the elevation of the site and auto/pedestrian access from Mesa College Drive is infeasible. Visibility of the site from Mesa College Drive is limited. The proposed new buildings will be located to allow both a pedestrian orientation and automobile access from Linda Vista Road as dictated in the CC-1-1 zone. The completed project will substantially comply with the applicable regulations, and with the Linda Vista Community Plan.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed project, to develop an 8,046 square foot retail development on a 60,134 square foot site will be beneficial to the community. A long-time vacant, undeveloped parcel on the site will be improved along with the proposed improvements to the remainder of subject property. The project would develop a retail/restaurant center with a neighborhood serving scale. Landscaping will be provided in accordance with the Land Development Code. While the project proposes to deviate from certain requirements of the Land Development Code, the resulting project will provide a fresh, new source of pedestrian and automobile-oriented, community-serving retail services.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The proposed project deviates from the following development regulations:

The project exceeds the maximum front setback along Mesa College Drive (Table 131-05E)

The site has two street frontages: Linda Vista Road and Mesa College Drive. A portion of one of the two proposed buildings lies approximately 120 feet beyond the property line at Mesa College Drive (where 100 feet maximum is required). While Mesa College Drive is considered to be one of the two "frontage" exposures to the

site, Mesa College Drive is approximately 10 to 15 feet above the grade on site. Mesa College Drive at that location is a major connector street over State Highway 163 and is not conducive to automobile or pedestrian access to the site. The proposed buildings are within the 100 foot maximum front yard setback along Linda Vista Road. There is no minimum front yard setback.

The project exceeds the maximum lot depth of 150 feet (Table 131-05E).

The lot's irregular shape results in a lot depth of approximately 260 feet at the greatest distance. The 'side yard' dimensions are approximately 168 and 159 feet, respectively, where a maximum of 150 feet is required. A depth limited to 150 feet would greatly curtail the development quality of the site, to the extent that a project of the nature and character of that proposed would be infeasible.

The project deviates from the building articulation requirement for the frontage facing Mesa College Drive (Section 131.0554)

Each of the two proposed building façades facing Mesa College Drive have a length of 60 linear feet. Articulation will be provided on each building frontage facing Mesa College Drive as follows: four planes consisting of two with a separation of three inches, and two with a separation of 8 inches. Under 131.0554 for a building façade more than 50 feet but less than 100 feet, six planes are required, consisting of two with a minimum separation of three inches, two with a minimum separation of eight inches and two with a minimum separation of three feet. The Building frontages facing Mesa College Drive do not contain storefronts, and openings are limited to doors for service access. Mesa College Drive is a major connector street which is elevated 10 to 15 feet above the grade at the site and is not conducive to automobile or pedestrian access or exposure. The Linda Vista Road frontages of the proposed project comply with the building articulation requirement.

The above deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the CC-1-1 zone.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is

ATTACHMENT 7

sustained, and Planned Development Permit No. 532247 is granted to GTF Properties Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL AGUIRRE, City Attorney

By

Andrea Dixon
Deputy City Attorney

Or.Dept:Clerk R-XXX Reviewed by Jeannette Temple

Rezone Ordinance

		(O - ####)
ORDINANCE NUMBER C)	(NEW SERIES)
A	DOPTED ON	

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 2.33 ACRES LOCATED AT 7625-7631 LINDA VISTA ROAD, WITHIN THE LINDA VISTA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CN-1-2 ZONE INTO THE CC-1-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0507; AND REPEALING ORDINANCE NO. R-301263 (NEW SERIES), ADOPTED FEBRUARY 28, 2006, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 2.33 acres located at 7625-7631 Linda Vista Road, and legally described as Lot 3, Artillery Square Unit 2, Map No. 6266, in the Linda Vista Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4255, filed in the office of the City Clerk as Document No. OO-_______, are rezoned from the CN-1-2 zone into the CC-1-1 zone, as the zone is described and defined by San Diego Municipal Code 131.0507. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. R-301263 (New Series), adopted February 28, 2006, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

ATTACHMENT 8

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and

after its passage, and no building permits for development inconsistent with the provisions of this

ordinance shall be issued unless application therefore was made prior to the date of adoption of

this ordinance.

APPROVED: MICHAEL AGUIRRE, City Attorney

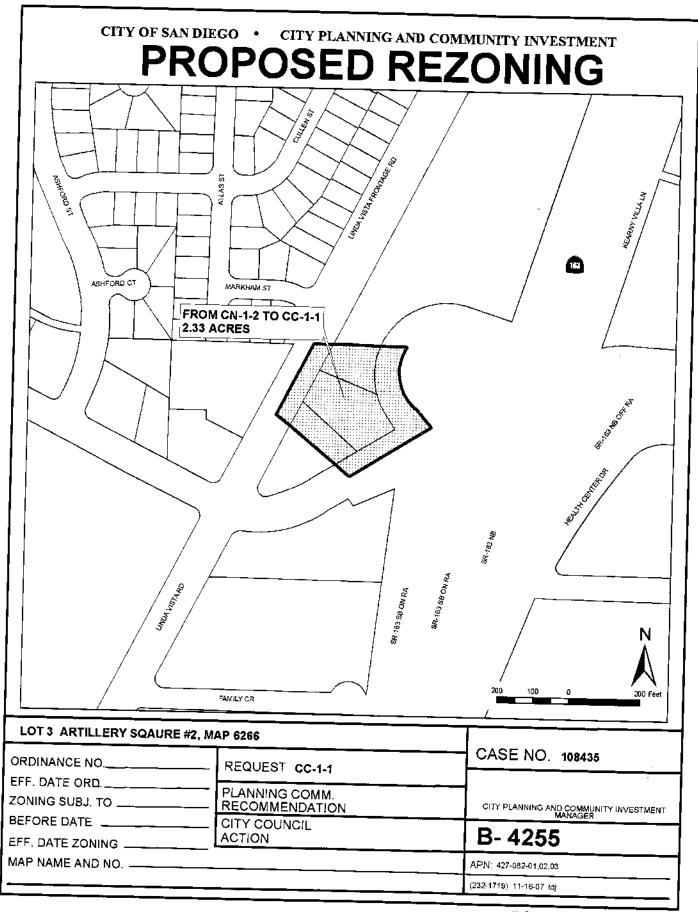
Andrea Dixon

Deputy City Attorney

Or.Dept: Development Services

Case No.108435

O-####



WHEREAS, San Diego Municipal Code section 125.1001 et seq. provides a procedure for the summary vacation of public easement by City Council resolution where the easements are no longer required; and

WHEREAS, the affected property owner has requested the vacation of the slope easement located on Mesa College Drive between Linda Vista Road and Highway 163 southbound on-ramp, to unencumber this property and facilitate development of the site as conditioned in approved Planned Development Permit No. 532247; and

WHEREAS, the City Council finds that:

- (a) there is no present or prospective use for the easement, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated; and
- (b) the public will benefit from the vacation through improved utilization of land; and
- (c) the vacation is consistent with the General Plan or an approved Community Plan; and
- (d) the public easement system for which the easement was originally acquired will not be detrimentally affected by this vacation; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

- 1. That the slope easement located within Mesa College Drive between Linda

 Vista Road and Highway 163 southbound on-ramp in connection with Planned

 Development Permit No. 532247, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 20833-B, marked as Exhibit "B," and on file in the office of the City Clerk as Document Nos. RR-_______, and

 RR-_______, which are by this reference incorporated herein and made a part hereof, is ordered vacated reserving therefrom general utility and public utility easements for utilities together with ingress and egress for that purpose..
- 2. That the Development Services Department shall cause a certified copy of this resolution, with attached exhibits, to be recorded in the office of the County Recorder.

New Page 1

Minutes of the Linda Vista Planning Committee meeting February 26, 2007 Linda Vista Public Library

Call to order at 6:10 by Chair Ed Cramer with 45 people in attendance.

Presentation of Colors and pledge allegiance was conducted

Roll call all were present except: Roy Hughes, Rosemary Ortega and Ron Tomcek.

The following government representatives made presentations: Pari Sanati from Donna Frey's office, Kirsten Clemons introduced her replacement from Lori Saldana's office, who is Melanie Cohn and Katherine Fortner from Susan Davis's office.

Brian Schoenfisch, City Planner announced that the community plans for Linda Vista and Clairmont will be amended as agreed upon by council as regards the Mesa College Parking structure and impacts on the South side of Mesa's campus. Each member will receive the document to review.

Libby Day reported on the Home Improvement Loan Program. Thirty four projects have entered the system as of December 31, 2006. 15 rehabs have been completed, 11 are in assessment phase and 2 are under construction.

Action Item:

University Center Expansion at USD Project # 114292. Expansion will add 55,000 square feet to the Center. Don Ballantyne made a motion to approve the project. Wayne Bamford seconded the motion. It passed with 14 yes, 0 no.

Hearing dates for the City's Annual Action Plan for Housing was presented by the Housing Commission. Hearing for public will be March 22 at 6 pm at 1122 Broadway # 300.

Ed Farley from Linda Vista View announced that deadline to submit articles for next edition is March 9th. Please contact him at 858-569-4200 edfarley@juno.com with news articles

Final Fiesta Island update plan for park development is on line.

Mesa College master plan and parking structure issue: Members can protest decision of City Council by writing to the Community College Chancellor at 1102 Q Street, Sacramento CA 95814-6511 or call 916-445-0752

Metropolitan Wastewater Dept. reported on their plan to keep sewer trunk lines in Tecolote Canyon.

Action Item: 1209 Azusa map waiver Project # 94628.

Motion was made by Don Ballantyne to accept the project contingent on city approval as submitted. Rich Bussell seconded the motion. 11 members voted in favor of motion and 3 opposed it.

Action Item: 5648 Lauretta Street # 102781 Variance to allow tandem parking. Don Ballantyne made motion to approve the project. Wayne Bamford seconded the motion. 5 members voted in favor of motion and 9 opposed the motion. It failed.

At this (7:40 pm) time Grover Diemert, Secretary left the meeting. Rob Spahitz accepted task of taking minutes for remainder of meeting

member Rob Spahitz taking over, Diemert gone (vote counts reduced by 1)

Item 7631 Linda Vista Road (next to northeast corner at Mesa College Drive) to demolish 6700 square feet and replace with new businesses, probably fast food such as Starbucks, Robeks Juice, etc. Requesting a switch from residential commercial to business commercial. Existing plans to be reduced by city ordinance requiring tree every 30 feet.

Motion: Subcommittee / Don Ballantyne, second by Sandy Duncan, recommend approval as submitted. Vote:

12-1 in favor.

Item 5968 Lauretta Steet.

Motion: Subcommittee / Don Ballantyne, second by Rick Bussell, recommend approval as submitted. Vote: 13-0 in favor.

Item Pacific Highway information item on Storage center expansion one southern building from one-story to 4-story, 42' with 50' ornate roof.

Item DIF money from the proposed Uniti project (at the old USD HS plot, across from the main entrance to USD.) When the money becomes available, should it go to developing a joint-use park project with Montgomery Middle School (4th on the Linda Vista CPC Park & Rec project list) or should it be diverted to a Twain School joint-use park project (7th on the priority list)? Discussion included the fact that the Montgomery project will cost more and we may not see money for this project for a long time, but there was lots of concern about how much the community would get to use this since it would be unavailable during school time and school events. It would also only pay for phase I (about \$954,000)—mostly turfing and lighting--but not phase II (\$317,000)—including picnic tables and water fountains. Discussion also included the fact that the Twain project is near the Uniti project and would be paid for in full and would have limited school use because of the type of students there. A motion to approve the Montgomery project was withdrawn after realizing that not enough information was available to make this decision.

Item Linda Vista Economic Summit. Discussion on the recent summit on how we can revitalize the community, most of it entailing changing zoning to allow densification to make it worthwhile for developers to invest here. Motion: Wayne Bamford, second by Don Ballantyne, to review the community plan to density. Vote: approved 13-0

Item Morley Park (aka Morley Strip, across from Linda Vista Plaza / Skateworld) Discussion on whether we can transfer this to the city Park & Rec department. Libby Day indicated that this is currently in the redevelopment project and is scheduled to be move to park & rec by 2012. Request was made to move it sooner because of concerns over it being developed before that. Libby indicated that this is unlikely since this is designated in the master plan as park area and would require many levels of reviews before this could happen (including requesting a change to the LV Community Plan, review by LVCPC, and approval by the Planning Committee.)

Item Food Dumping (feeding the birds/health issues) Motion To Table JoAnne Carini, second by Don Ballantyne. Vote: approved unanimously, 13 for 0 against.

Motion to approve minutes. Vote approved unanimously.

ATTACHMENT 12

Project Title: LINDA VISTA ROAD RETAIL	Project No. (For City Use Only)
Part II - To be completed when property is held by a corpo	ration or partnership
Legal Status (please check):	and a partitionip
Corporation	tate? Corporate Identification No
as identified above, will be filed with the City of San Diego on the property. Please list below the names, titles and addresses otherwise, and state the type of property interest (e.g., tenants in a partnership who own the property). A signature is required property. Attach additional pages if needed. Note: The application ownership during the time the application is being processed of Manager at least thirty days prior to any public hearing on the sinformation could result in a delay in the hearing process. Additional pages if needed.	<u> </u>
Corporate/Partnership Name (type or print): GTF PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP	Corporate/Partnership Name (type or print):
▼ Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address: 6565 MIRAMAR ROAD	Street Address:
City/State/Zip: SAN DIEGO, CA 92191	City/State/Zip:
Phone No: Fax No: 8584550948 8584550437	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): GORDON T. FROST, JR.	Name of Corporate Officer/Partner (type or print):
Title (type or print): GENERAL PARTNER	Title (type or print):
Signature: Date: Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:

LINDA VISTA ROAD CENTER
PROJECT CHRONOLOGY
PTS # __108435 ____ JO#_426706

Date	Action	Description	City Review Time	Applicant Response
8/7/06	Customer Submits First			
	Cycle			
10/12/06	Initial Assessment Letter		2 months, 5 days	
	Sent			
1/11/07	Customer submits 2 nd Cycle			3 months
1/31/07	2 nd Assessment Letter Sent		20days	
6/29/07	Customer submits 3 rd Cycle			4 months, 29 days
8/14/07	3 rd Assessment Letter Sent		1 month, 15 days	<u> </u>
10/19/07	Customer submits 4 th Cycle			2 months, 5 days
11/15/07	4 th Assessment Letter Sent		27 days	
1/29/08	Customer submits 5 th Cycle			2 months, 14 days
2/21/08	5 th Assessment Letter Sent	All leftover issues resolved with Map	23 days	
		Check	•	
3/11/08	Draft MND distributed		19 days	
04/08/08	MND Finaled		28 days	· · · · · · · · · · · · · · · · · · ·
5/8/08	Planning Commission		1 month	
	Recommendation Hearing			

Total Staff Time (Average at 30 days per month):	Approximately 8 months, 17 days
Total Applicant Time (Average at 30 days per month):	Approximately 1 year, 18 days
Total Project Running Time (Years/Months/Days):	1 year, 9 months and 1 day

PLANNING COMMISSION RESOLUTION NO. XXXX-PC RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF MITIGATED NEGATIVE DECLARATION NO. 108435 ADOPTION OF REZONE NO. 361571; APPROVAL OF EASEMENT VACATION NO. 532246 AND PLANNED DEVELOPMENT PERMIT NO. 532247

WHEREAS, on May 8, 2008, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of The City of San Diego adoption of Rezone No. 361571 to change zoning of the site from CN-1-2 to CC-1-1 and approval of Easement Vacation No. 532246 and Planned Development Permit No. 532247; and

WHEREAS, GTF Properties, Owner/Permittee, requested Rezone No. 361571 to change zoning of the site from CN-1-2 to CC-1-1 and approval of Easement Vacation No. 532246 and Planned Development Permit No. 532247; and Certification of Mitigated Negative Declaration No. 108435, to develop an 8,046 square foot retail/food use development with drive-through lane on a 60,134 square foot site at 7625-7631 Linda Vista Road zoned CN-1-2 (proposed to be rezoned to CC-1-1), within the Linda Vista Community Plan area; and

WHEREAS, the Planning Commission of the City of San Diego has considered all exhibits and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends adoption of Rezone No. 361571 to change zoning of the site from CN-1-2 to CC-1-1 and approval of Easement Vacation No. 532246 and Planned Development Permit No. 532247; and Certification of Mitigated Negative Declaration No. 108435.

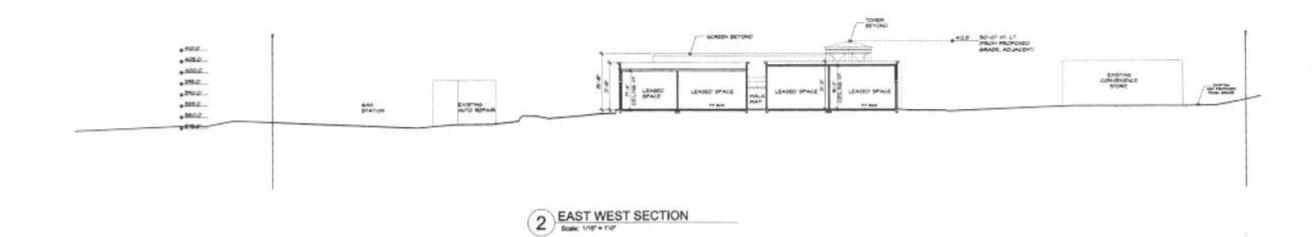
Jeannette Temple
Development Project Manager
Development Services Department
Dated XXXXX
By a vote of X-X

Elisa Contreras Planning Commission Liaison

DEVELOPMENT SUMMARY ATTACHMENT 5 WITE ACCRESSION THEIR LINESA VISING ACC. SAN DIESNI CAL FOLDS CBBA, CRISCAPTICA. LOT 3 ARTICLERY SCHAPE ART NO. 3 In red clim of their Orlean Colorin of Nasa CBBA STATE OF CALADRAN ACCIDENT TO NAT NASA SPECIAL OF CALADRAN ACCIDENT TO NAT LOURY RECENCES OF SHI PERO COUNTY OF JAME 1. LINDA VISTARD. DRIVE OF SCHOOL HON RACKET MEDIAN. SHOT HIS DEE DVIL TRANSMIS PROPOSED USE CONHERCIAL BOTOLE MACK FOR HIS 2 BIOYOUR MARKE FLOOR AREA, 87% OF INDIG 22TO S.F. SCHOOL STORE TO REHARD TO PROCES SHIPES OR OTHER OBJECTS MEANING TWO SET WAS ARRESTED WITHOUT ARREST AND DRIVENAY OF STREET AND DRIVENAY. MICHARDAR RESIDENT THE PROPERTY IN HE TO THE CITY OF SAN DESIGN TAK ALIMADE TETAK ACTIAL DE DOORNOY BH NUMBER OF MAKE, DOHALFON OF A DIAD OF RESTAURANT AND COMMISSION COMMISSION, BLADWAR OF RITH 64 FF, A DIAC TIME, AS PARKING SPACES, MAY ADDRESS HARMAN DIATES COMMISSION FOR THE BRANK DIATES COMMISSION FOR THE TO REPORT DI DRIVEWAY THE MARCEL NOT A PART OF PROPOSED DEVELOPMENT , P Tray. B CLAL DWHEEK HE SAFATY HAS DESK! CA 150-40-168 EXISTING noon service and or SHEET INDEX CONVENIENCE 6 11 STEP FLAN 61 TO 11 LANGER APE FLAN A 22 STEE SECTION 221 SEC A 32 SECTION FLAN A 34 SECTION 52 A 34 SECTION 52 A 34 SECTION 52 A 34 SECTION 52 A 35 SECTION 52 A 35 SECTION 52 A 35 SECTION 52 A 54 SECTION 52 A 55 SECTI FOOD NEW-ACE N ** MIR VICINITY MAP TRASH DESIGN NOTES: DEVIATIONS: DEVELOPMENT CONDITIONS TRANSPORTATION NOTES. CONTRACT 08.104.00 KMA DATE 1 18 DECT 2007 CHICKEN A1.1 LINDA VISTA RD. CENTER SITE PLAN SITE PLAN ARCHITECTURE & ENGINEERING

ACC | STATE | PROPOSED SHAPE | PROPOSE

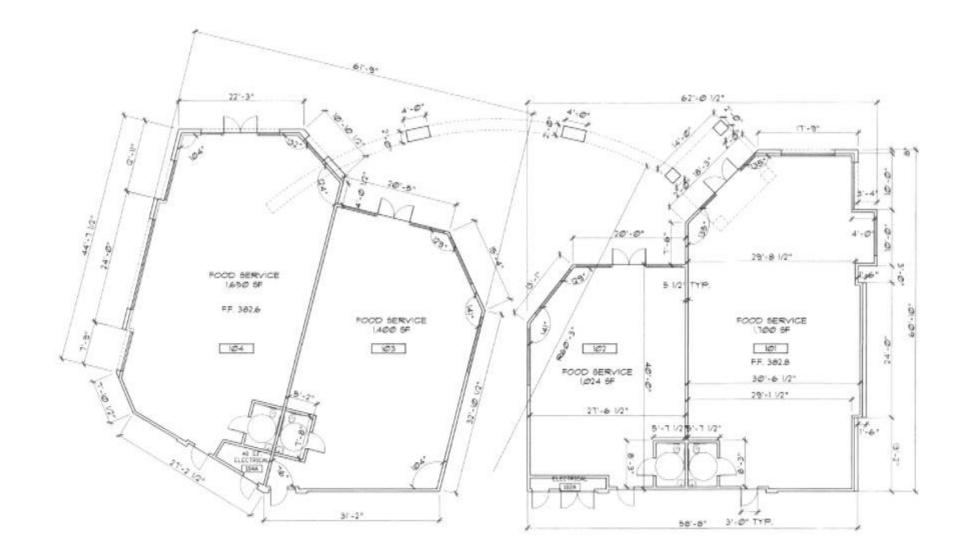
1 NORTH SOUTH SECTION



LINDA VISTA RD. CENTER

SITE SECTION





OPPSETTING PLANES-PACIDIS LINDA YESTA ROAD. EFFECTIVE BILLISHS PACADE-100 FT. HITH SOME BILLISMS 2 FLANES, MIN S PT. SEPARATION 2 FLANES, MIN S PT. SEPARATION 2 FLANES, MIN S PT. SEPARATION 2 FLANES, MIN S PT. SEPARATION

OFFIETTING PLANES-PACING HESA COLLEGE DRIVE, DEVIATES PROMISENCE SIZESIA 2 PLANES, MIN S IN SEPARATION 2 PLANES, MIN S IN SEPARATION





1513 MORENA BLVD. SAN DEGO. CA 9218 190. (819) 275-7710 FAX (819) 276-7715

LINDA VISTA RD. CENTER





PROPOSED BRADE

1 EAST WEST SECTION

Sodie MF = TOP

ADJACENT SRADE

1 NORTH SOUTH SECTION

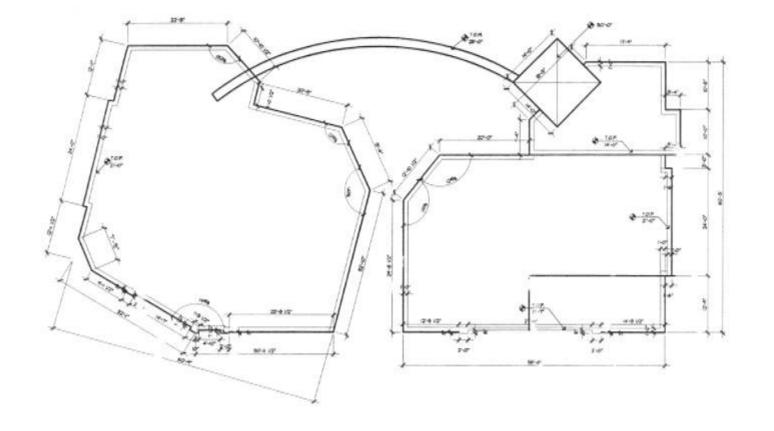
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LINDA VISTA RD. CENTER

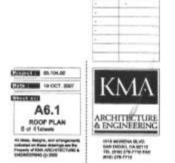
BUILDING SECTIONS





LINDA VISTA RD. CENTER





- 2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PIRMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO WISLAM. ANY PEDERAL, STATE OR CITY LAME, ORIGINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE PEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMERICANITY THERETO (10 USC SECTION 1531 ET.SEQ.)
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS MINCH ARE DISTURBED OR DESTROYED BY CONSTRUCTION, A LAND SURVEYOR MUST FIELD LOCATE, REFURENCE, AND/OR PRESCRIPE ALL HISTORICAL ON CONTROLLING MOMINIARITYS PROOF TO ANY
 EARTHWORK, IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MOMINIARITYS WITH APPROPRIATE MICHARENTS. A COMBOT RECORD OF RECORD OF RECORD OF RECORD THE CONTROL SOURCE, AS APPROPRIATE, SHALL BE FIELD AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, IF ANY VERTICAL SOURCE, IS TO BE DISTURBED OF
 DESTROYED, THE OTY OF SAN DIGGO FIELD SURVEY SECTION MUST BE MOTIFIED, AN INFITURE, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION.

 CONTRACTOR MILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- 4. IMPORTANT NOTICE: SECTION 4298 OF THE GOVERNMENT CODE REQUIRES A DIS ALERT BENTRICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCHANTE" WILL BE VALIG. FOR TOUR DIS ALERT LD. MAINSER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS REFORE YOU DIS.
- CONTRACTOR SHALL IMPLEMENT AN EPISSON CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DECO MUNICIPAL CODE AND STORM WATER.
- 6. "PURILC MPROVEMENT SUBJECT TO DESCRIDE OR GAMAGE." # REPAIR OR REPLACEMENT OF SUCH PUBLIC MPROVEMENTS IS REQUIRED, THE OWNER SHALL DATAS THE PERMIT POR MERKS FOR WORK IN THE PUBLIC REGIT—OF—MAY, SATISFACTORY TO THE PERMIT—ASSUMED AUTHORITY.
- 7, ALL EXISTING AND/ON PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACULTES SHALL BE INSTALLED UNDERGROUND IN ACCOMMANCE WITH SECTION 144.0240 OF THE MAINISPAL CIDE.
- & PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLIDING UTILITY MARK-DUTS AND SUPPEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION WEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 827-3200.
- B. DEMANDES FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER ON THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- 10. AS-BUILT DRAWINGS WIST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DEGO.
- 11. AN AS-DRACE GEOTED-MICH, REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING, AN ABOITCOMA, SET SHALL BE PROVIDED TO THE PROPERTY INSPECTION DIVISION.
- 12. THE AREA WHICH IS DETRIED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERBET APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED OF ANY APPLICABLE ASSETS.
- ESUANCE OF THE CITY'S CHADGE PERMIT SHALL NOT RELEVE THE APPLICANT OR ANY OF THEM REPRESENTATIVES OR CONTRACTORS FROM COMPLYING MID ANY STATE OF FEDERAL REGIONAL WATER COUNTY CONTROL BOARD, COLFEDINAL OFFEDERAL REGIONAL WATER COUNTY CONTROL BOARD, COLFEDINAL OFFEDERAL ASSOCIATION OF COMPLIANCE MIT MANDATES BY ANY APPLICABLE STATE OF FEDERAL ASSOCIATION.
- IS CONTRACTOR SHALL REMOVE AND REPLACE ALL UTLITY BORES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONCRISION IN PROPUSED SOCIALLS, DAMAGES BOLDS, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOLDS, INCLUDING INSTER, SEWER, TRAFFIC SHALL SETELL LIGHTS, DRY UTLITIES—SOCIAL, COX, ETC. ALL NEW METAL LICE SHALL BE SLIP RESISTANT (PRICTION FACTOR 5/H0.20) AND INSTALLED FLUSH WITH PROPOSED SDEWALK GRADE, IF A SUP REDSTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES

GRADING NOTES

- DIADNO AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2. DIMSICH I, OF THE SAN DECO MANCEPAL CODE, 2000 EDITION.
- 2 PLANT AND INTIGATE ALL CUT AND FEL SECTION IV ON THE LAND DEVELOPMENT MARGILE LANDSCAPE STANDARDS.
- S GRADED, DISTURBED, OR EMODED AREAS THAT WAS NOT BE PERMANENTLY PAKED. COMPRED BY STRUCTURE, OR PLANTED SHALL BE TEMPORARLY REVEGETATED WITH A NOW-DRIGGRED HYDROSEED MIX. GROUND COVER, ON EQUIVALENT MATERIAL.

WATER NOTES

- 1. ALL PROPOSED PUBLIC WATER FACULTIES, INCLUDING SERVICES AND METERS, MIGST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE WOST CURRENT EDITION OF THE CITY OF SAN DEED WATER FACULTY DESIGN CUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES
- 2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF NEW MATER SERVICE(S) OUTSIDE ANY OF ANY DRIMEWAY, AND THE DISCONNECTION AT THE WATER MAIN OF ALL ERSTING UNUSED SERVICES ADJACENT TO THE SITE. IN A MANNEY SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR AND THE CITY ENGINEER.
- I PRIOR TO THE ISSUANCE OF ANY BULDING PERMITS, THE CHINER/PERMITTE SHALL APPLY FO A PLIMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICE(S ON EACH WATER SERVICE (DOMESTIC, FIRE, AND WRIGATION), IN A MANNER SATISFACTORY TO THE MATER DEPARTMENT DIRECTOR, THE CITY ENGINEER, AND THE CROSS COMMECTION SUPERVISOR IN THE CUSTOMER SUPPORT DIVISION OF THE MATER DEPARTMENT.
- 4. PRIOR TO THE ISSUANCE OF ANY CRITIFICATES OF DOCUPANCY, PUBLIC WATER FACULTIES RECESSARY TO SERVE THE DEVELOPMENT, INCLUDING SERVICES. SHALL BE COMPLETE AND OPERATIONAL IN A MANNEY SATISFACTORY TO THE MATER DEPARTMENT DIRECTOR AND THE CITY ENGINEER
- S. THE CHIMER/PERMITTET AGREES TO THE DESIGN AND CONSTRUCT ALL PROPOSED PUBLIC WATER FACULTIES, INCLUDING SERVICES AND METERS, IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER FACILITY DESIGN CURRANCE AND THE CITY REDULATIONS. STANDARDS AND PRACTICES PERTAMING THERETO. PROPOSED FACULTES THAT DO NOT WHET THE CURRENT STANDARDS FOR CONSTRUCTION, OPERATION. MAINTENANCE AND ACCESS, SHALL BE PRIVATE OF MODIFIED AT FINAL ENGINEERING TO COMPLY WITH STANDARDS.

SEWER NOTES

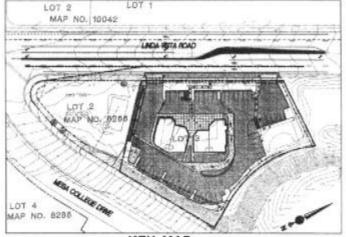
- 1. ALL ON-SITE WASTEWATER SYSTEMS ARE PRIVATE.
- 2. ALL PROPOSED PRIVATE SCHEN FACULTES LOCATED MINN A SWILL LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALFORNIA UNIFORM PLIMBERO CODE AND WILL BE REVENUED AS PART OF THE RUNDING PERMIT PLAN CHECK.
- 3. ALL PROPOSED PUBLIC SCHEM FACULTES ARE TO BE DESCRED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CINTERIA IN THE MOST CUMBENT CITY OF SAN DISCO SEMER DESIGN CLOSE. PROPOSED FACULES THAT DO NOT MEET THE CLIRRENT STANDARDS SHALL BE PRIVATE OR RE-DESIGNED.
- 4 NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEMER FACILITIES.
- 5. UTILIZATION OF EXISTING SEWER LATERALS IS AT THE SOLE RISK AND RESPONSIBILITY OF THE DEVELOPER TO ENSURE THE LATERALS ARE FUNCTIONAL AND CONNECTED TO PUBLIC SEWEN FACILITY.

- 1. PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONDOING PERMANENT BMF MAINTENANCE.

 2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES INCORSSANY. TO COMPLY WITH OMAPPER 14, ARTICLE 2, DIMBION 1 (DRADING REDULATIONS) OF THE SAN DECO MAINCEPAL CODE, INTO THE CONSTRUCTION PLANS OR STRUCTION FOR THE SECURITY OF THE SECURIT
- BEST MANAGEMENT PRACTICES (BMP'S) ON THE FINAL CONSTRUCTION DRAWINGS, IN ACCORDANCE WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.
- 4. PRIOR TO BULDING OCCUPANCY, THE APPLICANT SHALL CLOSE TWO DISTING DISHEMAYS WITH REPLACEMENT TO FIGL-HEIGHT CORE, GUTTEN AND SICKNEY, RECONSTRUCT THE MOTHERMOST DISHEMAY TO CURRENT STANDARDS, INSTALL A NEW 30-FOOT DISHEMAY REPLACE ANY PORTION OF DAMAGED SIDEMALK AND INSTALL THREE (5) 0-25 CURB QUTLETS, ADJACENT TO THE SITE ON LINEA WISTA ROAD, ALL SARSFACTORY TO THE CITY ENGINETI.
- S. THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.

 IL DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWECE) ORDER NO. 89-08 DWG AND THE
- MUNICIPAL SIGNA WATER PENAIT, ORDER NO. 2001-010PGES SEMERAL PERMIT NO. CASODORIO AND CASODORIOS MASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER MUNICIPAL ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCOMPANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWIPP) AND A MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOT) SHALL BE FLED WITH THE SWROR.
- 7. PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL DBTAIN AN ENGROPMENT MAINTENANCE AND REMOVAL AGREEMENT, FOR THREE (3) D-25 CURB OUTLETS AND FOR LANDSCAPING IN LINDA WISTA ROAD, ALL SATISFACTORY TO THE CITY ENGINEER

GRADING AND IMPROVEMENT PLANS FOR: STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT3 MAP 6266



KEY MAP

GROUND WATER DISCHARGE NOTES

 ALL GROUND WATER EXTRACTION AND SWILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DEGO. BAY ARE PROMBITED UNTEL IT CAN BE DEMONSTRATED THAT THE DWINER HAS APPLED AND DISTANCE AUTHORIZATION FROM TH STATE OF CALIFORNIA MA AN OFFICIAL "EMPOLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONCITIONS OF STATE ORDER NO 2007—98 MIPES CACHIFOCO.

2. THE ESTIMATED MADDIAN DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE DIFFICUL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED. AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE MOREASED MATES.

1. ALL CROUND WATER EXTRACTIONS AND SHEAR MASTE DISCHARGES TO SURFACE MATERS TRIBUTARY TO THE SAN DEGO BAY ARE PROPRIETE UNITE. IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLED AND DETAINED AUTHORIZATION FROM THE STATE OF CALFORNIA WAS AN OFFICIAL "ENROLLMENT LETTER" FROM THE RESIDUAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH TERMS, PROMISIONS AND CONDITIONS OF STATE ORDER NO 2000-RG, MPDES NO. CACREGO

GRADING AND GEOTECHNICAL SPECIFICATIONS

1. ALL GRADINO SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL EMPINEER OF GEOTECHNICAL DISSISTER AND, IF REQUISION, BOTH A QUALIFIED CIVIL ENGANEER OF GEOTECHNICAL ENGINEER AND AN ENGINEERING GROLOGIST, ALL GRADING MUST BE PROPROMISED IN ACCORDANCE WITH APPLICABLE CIVIL OPENANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOLS REPORT OF GEOLOGICAL/DEDTECHNICAL INVESTIGATION

(COMPANY NAME) DATED: (MM/DD/YYYY)

2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90 % OF THE MAJURUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

A AT THE COMPLETION OF THE CHARDISC OPERATIONS FOR THE EARTHWINEY SHOWN ON THIS PLAM, AN AS-GRADED SIDES REPORT, OF IT REQUIRED, AN AS-GRADED SIDES AND GEOLOGICAL REPORT WILL BE PREPARED IN ACCORDINATE WITH THE MOST RECORD FEDOM OF THE CITY OF SAM DEED TOOMHOLD ADDICATES FOR GEOTOGENICAL REPORT. THE FINAL "AS-GRADED" SCIENCIAL REPORT WILL BE SUBMITTED TO THE PELD MARKETHES SCIENCY PRIMER WHICH SAM AS AND A SECOND COPY TO THE GEOLOGY SCIENCY OF THE PLANNAM AND GEOLOGICAL PRIMER THE WHILL SAM SO THE COMPLETION OF GRADING SECOND OF THE PLANNAM AND GEOLOGICAL PRIMER THE PRIMET OF PROJECT FLAMS, REPORTS OF SPECIFICATIONS. THE FINAL REPORT MIST ALSO BE REVENED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING

4. IF THE GEOTECHACAL CONSILIANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS ADREED IN WITHING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEM TECHNICAL COMPETENCE FOR APPROVAL UPON CORRELETOR OF THE MORK IT SHALL BE THE DUTY OF THE PERMITTIE TO NOTIFY THE CITY FINANCE AND THE RECORD SECTION OF THE PERMITTIES OF DEVELOPMENT REVIEW DEPARTMENT IN WRITING OF SIGN CHANGE PRIOR TO THE RECOMMENCEMENT OF GRACING.

5. THESE GRADING PLANS HAVE BEEN REVENED BY THE UNDERSTAND AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORTES) PREPARED FOR THIS

KONATURE N	UMBER EXPIRATION DATE	RGE OR GE	DATE
SIGNA TURE	WANDER EXPRIATION DATE	CEG	DATE
MEANY NAME		PAGRAL MO	- 11

DECLARATION OF RESPONSIBLE CHARGE

I HERBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHANGE OMEN THE DESIGN OF THE PROJECT AS DETINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS COOK, AND THAT THE DESIGN DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELEVE ME, AS CHARACTER OF MORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

MACARIO R. PEREZ EXP. 69-30-07 R.C.E. NO. 30604

REFERENCE DRAWINGS

FOR SEWER

SITE ADDRESS

7637 LINDA WSTA RD SAN DEDO, CA 82171

TOPOGRAPHY SOURCE

JAM ENGINEERS * SURVEYERS 15938 SERNARDO CERTER DRIVE SAN DEGO, CA 92127 SURVEY METHOD FREID SURVEY DATE MAY, 2000

BENCHMARK

FOUND 2 1/2" BRASS PLUG SOUTHEST CORNER OF LINDA VISTA DR. AND MESA COLLEGE DR. ELEVATION - 371.135" MSL

GRADING QUANTITIES

GRADED AREA 1.1 [ADRES] MAX DUT DEPTH 28 [FT] CUT CHANDITIES 700 (CYD) MAX CUT SLOPE RATIO (2: MAX) 4 FT. FRI QUANTITIES 700 (CYD) MAIL FRI DEPTH 25 [FT] 0 (C10) MAX FILL SLOPE HATTO (2:1MAX) __N/A DES PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL PROM THIS SEE ALL EXPORT MATERIAL SHALL BE DESCHARED TO A LEGAL DESPOSES BY THE PRE-PROPOSEM OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT

AN AS-GRADED GEOTECHNICAL REPORT SHALL HE SUBMITTED TO ROOTH 32 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 15 CALENDAR DAYS O COMPLETION OF GRADING, AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD

ASSESSORS PARCEL NUMBER

APN 427-082-02.03

LEGAL DESCRIPTION

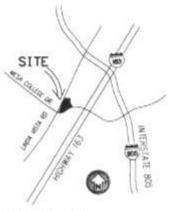
LOT 3 OF MAP NO. 8286 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF

OWNER/APPLICANT

P.O. BOX 919065 SAN DEGO, CA 92191-9065

SHEET INDEX

GRADING & MPROHEWINT PLAN	9877 (
GRADINO & UTLITY PLAN	9617 2
HOAD IMPROVEMENT PLAN PLAN	99EZ7 3
TYPICAL SECTION	9407 4
TYPICAL SECTION	SHEET 6
EROSON CONTROL NOTES	SHEET &
EROSON CONTROL PLAN	SHEET 7
DEMOR/TION PLAN	SHEET 8



R/W

102 FEET

VICINITY MAP

STREET DATA TABLE

4 LANE COLLECTO

CLASSIFICATION | BISTH PERCENTLE (MPH) ADT MEMICLES

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORN TO BE SOME ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD GRAWINGS OF THE CITY OF SAN DIEGO. STANDARD SPECIFICATIONS:

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION (CREENBOOK), DOCUMENT NO. AEC1231051, FRED DECEMBER 31, 2006, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. AEC1231082, PRED DECEMBER 31, 2006

2. 1999 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTIMS AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCLMENT NO. 789842, FLED OCTOBER 22, 1998.

3. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FINIA'S MUTCO, 2003 EDITION AS AMBIDIDED FOR USE IN CALIFORNIA), DOCUMENT NO. AECTZIFORA, FILED DECEMBER 31, 2006. 4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS

DETAIL OF STD. DWG.

DOCUMENT NO. AECDUZSONZ, FILED SEPTEMBER 25, 2006.

STANDARD DRAWNSS:

1. CTY OF SAN DIEGO STANDARD DRAWNES, INCLIDING ALL REGIONAL STANDARD DRAWNES, DOCLMENT NO. AEC 1251063, FILED DECEMBER 31, 2006.

2. STATE OF CALFORNIA, DEPARTMENT OF TRANSPORTATION. STANDARD PLANS DOCUMENT NO. ACCORDISON, FILED SEPTEMBER 25, 2006.

LEGEND

EXISTING IMPROVEMENTS	6	
PROPERTY LINE		
EXISTING CONTOUR		-575
EXISTING SPOT ELEVATION		= 524.70
EUSTING TREES		670
		470
EXISTING CONCRETE		- 1,
ENSTWG LIGHT POST		- 6
DISTING CHANLINK FENCE		
DX 10" CI WATER MAIN		
EX. 8" YC SEMER MAIN		— s—
PROPOSED IMPROVEMENTS		Q.
RESIDENTIAL/COMMERCIAL DRIVEWAY	G-148, SDG 100, G-16	X
PROP. CONTOUR	PER PLAN	325
OUT AND FELL LINE	PET PLAN	SVI
DAYLIGHT	PER PLAN	The Description
PNOP, SPCT ELEVATION	PER PLAN	20.34 /5
FLOW LINE, DIRECTION	PER PLAN	-
OWECTON OF PAIN TRAVEL	PER PLAN	
		00000
NEW 4" AC PAYEMENT	PER PLAN	Contract of the Contract of th
NEW 6" PCC PAVEMENT	PER PLAN	BANGAL PROPERTY.
TRENOV RESURFACING	500-107	277773
NEW RETAINING WALL	50RSD C-4	
8" VERTICAL CURB (PVT)	50(50 G-1	
6" CURB AND CUTTER	50RSD 0-2,50G-100	
3' WALLEY GUTTER(PYT)		- 9
NEW 8" PUC PRIVATE SENER WAR	PER PLAN	s
NEW 6" PVC / PVE SERVICE	PER PLAN	15
NEW 2" PVC MATER SERVICE	PER PLAN	
NEW PVT. SEWEN MAIN CLEANOUT	SDRSD 5-J	50
NEW PVT. SCHER LATERAL	S0RSD S-13	
GATE VALVE	PER PLAN	-5-
COMONETE INVOST BLOCK	SENSO W-17	- 8
	artial #-17	•
BACKFLOW PREVENTER (PVI)	SDRSD W-26	8D8D8-6
PVC STORM DRAIN (PVT)	PER PLAN	111111111111111111111111111111111111111
CURB CURET TIPE A (PVI)	SDMSD 0-25	B
COMBLE ROCK (PVT)	PER PLAN	5050
18"X18" BROOKS BOX (PVT) MIN GRATE & FOSSE FETER	PER PLAN	
BO-SWALE (PVI)	PER PLAN	Processor State of the last
TOP OF CURB ELEVATION		TC TC
PLOW LINE ELEVATION		PL.
FINISH SURFACE ELEVATION		15
TOP OF GRAIT ELEVATION		70
INVERT ELEVATION		IE.
EXISTING		EXIST., EX.
FINISH FLOOR ELEVATION		FF
OPPSET		

PRIVATE CONTRACT

GRADING & IMPROVEMENT PLAN FOR

STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT 3 MAP 6266

M.O. AO. P. T.S. MO			AN DIEGO, CALL WIT SERVICES DEPART I OF B SHEETS		cn
w.f.w.	FOR CITY ENGINEER DATE				
	FRATO	DATE	APPROVED	BY.	DESCRIPTION
				YES	ORIGINAL
NADAS COORDAATIS	1				
LAMBERT COORCULATES	-				AS-BUILTS
1-D		4	DATE STARTE DATE COMPLI		CONTRACTOR

1-800-227-2600 AT LEAST TWO DAYS MERSONS SENSE WITH OF SOUTHERN CAUST

DIAL TOLL FREE

DIGALERI



PLAINING - EHOMEERING - SURVEYING TIMES DURNAVIOO CONTENTIFIVE, SAN DEGO GA RETE PACKE: 858 461 THIS FAX: 858 401 7009

EFFECTED OR ADDED SHEET MUMBERS

CONSTRUCTION CHANGE TABLE

PZ REMEMED BY

WATER DISTRICT

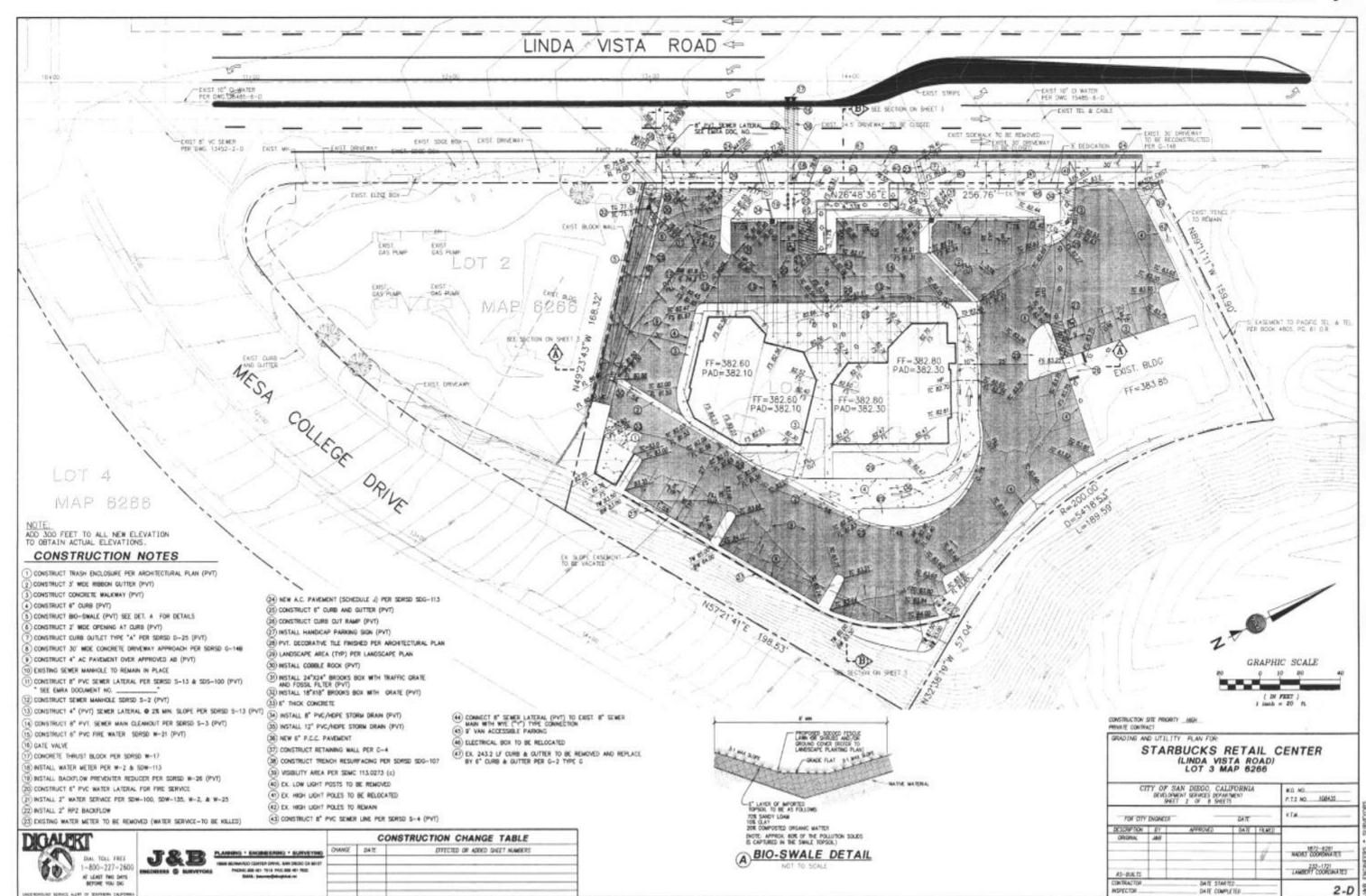
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MESA COLLEGE DRIVE 4 LAME COLLECTOR

LINDA VISTA ROAD

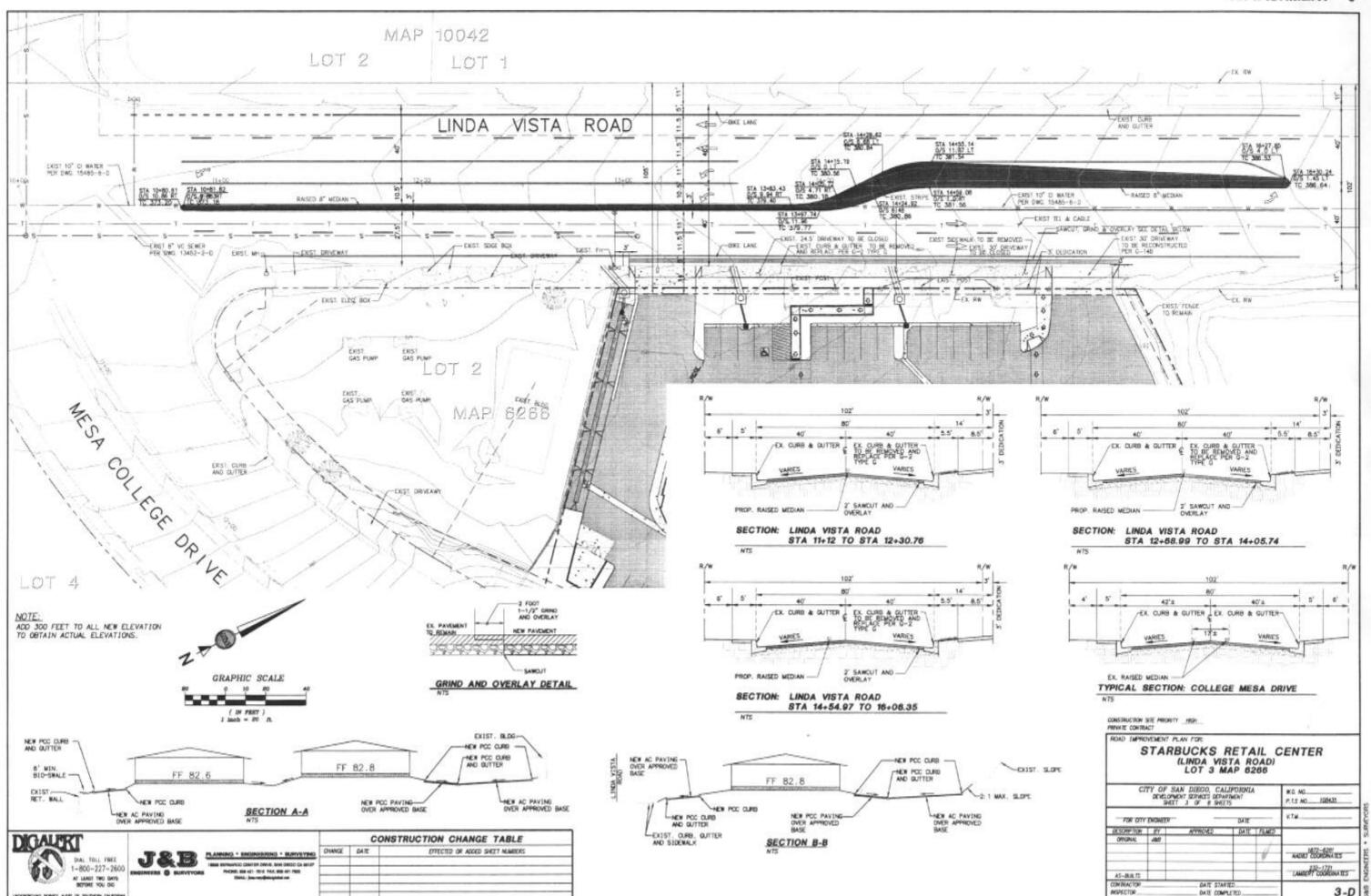
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DATE COMPLETED

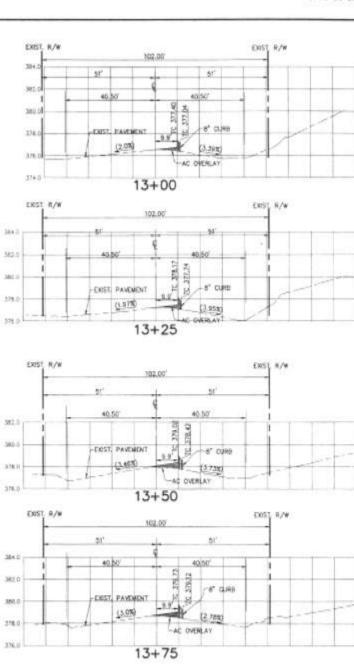


3-D

DATE COMPLETED



CONSCINC NAME AND IP SOUTHER CAPI



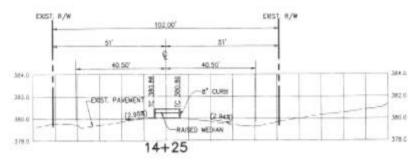
CONSTRUCTION SITE PRIORITY _HIGH. TYPICAL SECTION FOR

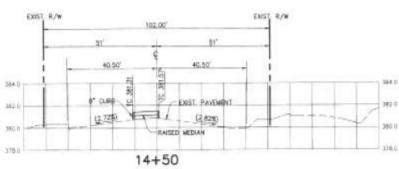
STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT 3 MAP 6266

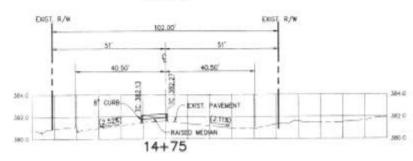
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SPEET 4 0' 6 SMETS W.O. MO..... P 75 NO 198635 NADES COOPENATES LAMBORY COOKDWATES DATE STARTED 4-D

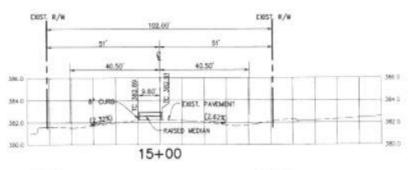
DICAURI AT LEAST TWO DAYS BEFORE YOU DK

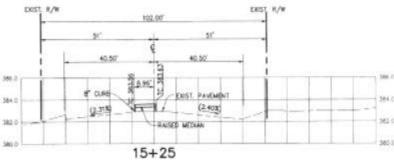


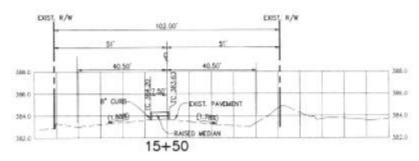


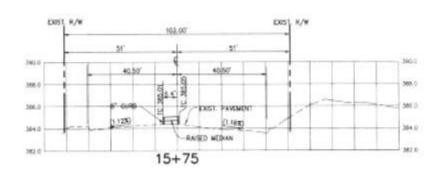


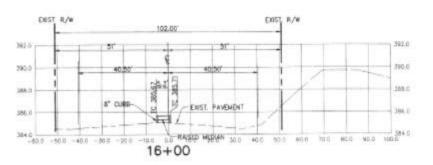


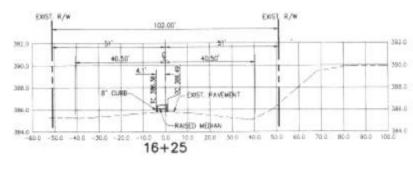


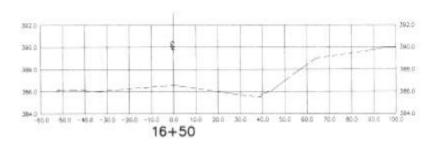


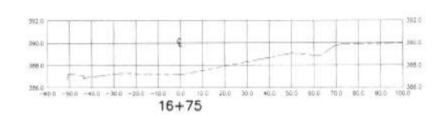












CONSTRUCTION SITE PRIORITY _HIGH_ PRIVATE CONTRACT

TYPICAL SECTION FOR

STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT 3 MAP 6266

Cf	TY OF S DEVELOPE SHEET	IAN DIEGO, CAI WENT SERVICES DEPA T 5 OF 8 SHEE	LIPORNIA FIMENT 75		P. 1.9 NO
FOR GITY	DIGINEES	_	DATE		V.T.W
GESCRIPTION	är	APPROVED	DATE	FLMCD	
DRIGHAL	JAH				·
			-	1	MADES COORDINATES
AS-00/0.15					LAMBERT COORDINATES
CONTRACTOR		DATE STAP	14.0		5.0

DIGALERI 1-800-227-2600

PLANNING - ENGINEERING - BUTTVEYSNO
THE BUTTVEYSNO (CHTTE DEVIC MAY DECD CA AND PROCESSES SO SURVEYONS
FOR the AND THE FOR

CONSTRUCTION CHANGE TABLE

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM HATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSE GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SIMPP), WATER QUALITY TECHNICAL REPORT (MOTR), AND/OR WATER POLLUTION CONTROL PLAN (MPCP) FOR CONSTRUCTION LEVEL BMPs AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT RMPs.
- 2. FOR STORM DRAIN MLET, PROVIDE A GRAVEL BAG SET BASIN NUMERATELY UPSTREAM OF REET AS INDICATED ON DETALS.
- I FOR INCES LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE BUT MATER DRAWNIC TO THE SUMP IS DIRECTED AND THE RICET AND THAT A MINISTAN OF LOU' FREEDAND ENSITS AND IS MANUTAINED ABOVE THE TOP OF THE NATE IF FREEDOMS OF NOT PROMISED BY SPRONG SHOWN ON THESE PLANES, THE CONTRACTOR SHALL PROMISE IT HA EMPORARY MEASURES, LL GRAVEL
- 4. THE CONTRACTOR OF QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SLT. AND MILE ON ADJACENT STREET(S) DUE TO CONSTRUCTION ACTIVITY.
- 5. THE CONTRACTOR OF QUALIFED PERSON SHALL CHECK AND MAINTAIN ALL LINES AND UNLINES DITCHES AFTER EACH RANFALL.
- 8. THE CONTRACTOR SHALL REMOVE SET AND DEBRIS AFTER EACH MAJOR RAINFALL
- EQUIPMENT AND WONDERS FOR EMERICANCY MORE SHALL BE MADE AVAILABLE AT ALL TIMES DURANG THE FAMILY SEASON ALL RECESSARY MATERIALS SHALL BE STOCKHEED ON SITE AT COMMENT LOCATIONS TO FACULTATE RAPIO CONSTRUCTION OF TEMPORARY OFMICES WHEN RAIN IS MINIORY.
- A THE CONTINACTOR SHALL RESTORE ALL EROSON/SEDMENT CONTING, DEVICES TO WORKING GROER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAMFALL
- 2 THE CONTRACTOR SHALL NISTALL ADDITIONAL EROSION/SEDMENT CONTROL MEASURES AS MAY BE RECORDED BY THE RESIDENT EMPIRIES DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CHICAGOTACCES, MINOL MAY ARRISE.
- O THE CONTRACTOR SHALL BE RESPONSELL AND SHALL TAKE MECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS MIRIE IMPOLADED MATERS CREATE A MAZARDOUS CONDITION.
- 11. ALL EROSON/SEDMENT CONTROL MEASURES PROVIDED FOR THE APPROVED GRADING PLAN SHALL BE MCGRPGRATED HEREON, ALL EROSON/SEDMENT CONTROL FOR INTERM CONCITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- 12. GRADED AREAS AROUND THE PROJECT PERMETER MUST DRAIN AWAY FROM THE PACE OF THE SLOPE AT THE CONCLUSION OF EACH MORKING DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN PARK IS MINIMENT.
- 14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUEBING FOR THE AREAS FOR WHICH THE CONTRACTOR OF QUALIFIED PERSON CAN PROVIDE EROSON/SEDIMENT CONTROL MEASURES.
- IS. THE CONTRACTOR SHALL ARRANGE FOR MEDILY MEETINGS DURING OCTOBER 15T TO APPIL 30TH FOR PROJECT TEAM (CENERAL CONTRACTOR CUALIFIED PERSON, EROSON CONTROL SURCONTRACTOR IF ANY, ENGINEER OF MORE, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ARCHITECT OF THE EROSON/SEDMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

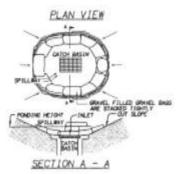
MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN. THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE MATER QUALITY COTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- STABILIZATION ALL PLANTED SLOPES AND DITHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTEN MAJON RAINFALL EVENTS (MORE THAN IF INCH) AND REPARED AND REPLANTED AS NEEDED UNTIL A MODICE OF
- E STRUCTURAL PRINCINGES (ESSLTING BASINS, DIVERSION DITCHES, DOMENDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND DTHER PERMANDIT WATER QUALITY AND SEDMENT AND EXISSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 157 OF DE LACH YEAR AND AFTER MAJOR MAINFALL EVENTS (MORE THAN 1/2 MCH), REPAIRS AND REPLACEMENTS SHALL BE MASE AS MEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
- 3. OPERADON AND MANTENANCE, FUNENCE POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DESIGNATURE. THE TRANSPER OF RESPECTINE SITES TO MONE RELIGIES, INDIVIDUAL CHARGES HOMEOMARYS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT THE, THE NEW CHARGES SHALL ASSUME RESPONSIBILITY FOR THEIR RESPICTIVE CHARGONS OF THE GEVILLIPMENT.

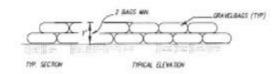
PERMANENT POST-CONSTRUCTION BMP NOTES

- OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGRESMENT (SIMPLOW). CONFIDENTS CONDITIONS AND RESTRICTIONS (COMPLEX). OF ANOTHER MEDIANESM APPROVED BY THE DTY ENGINEER, THAT ASSUMES ALL PERMANENT BUP'S MILL BE MAINTAINED IN PERPETUTY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
- 2. PERMANENT POST CONSTRUCTION BUY DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.



- PLACE CLASS TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS RHERE MATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- GRAVEL BAGS, OF EITHER BURLAP OR WOVEN GEDTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
- J. LEAVE CHE GRAVEL BAG GAP IN THE TOP HOW TO PROVIDE A SPILLWAY FOR OVERFLOW.
- 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STONM EVENT. SEDIMENT AND GRAVEL MIST BE REMOVED FROM THE TRAVEL MAY IMMEDIATELY

(B) CATCH BASIN SEDIMENT BARRIER (GRAVEL BAGS)



C TYPICAL GRAVEL BAG BARRIER



1. SET POSTS AND EXCAVATE A 8 INCH BY 6 INCH TRENCH UPSLOPE PROW AND

ALONG THE LINE OF POSTS.

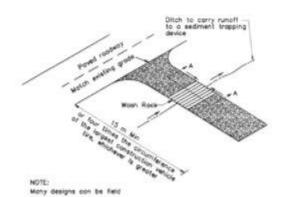
I EXTEND THE FETER FABRIC INTO THE 6" A 6" TRENCH

SILT FENCE DETAIL

2. STAPLE THE PILTER PARRIE TO THE FENCE

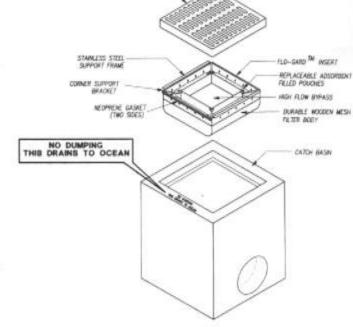
BACKFEL AND COMPACT

THE EXCAVATED SOIL



units may be used. STABILIZED CONSTRUCTION ENTRANCE WITH TIRE WASH (TC-1 & TC-3)

fobricated, or fobricated



PALET GRATE

CATCH BASIN FOSSIL FILTER INSERT

(FLO-GARD FLAT GRATED OR EQUIVALENT) N.T.S. PRIVATE

	MODE, No.	INLET ID (in × in)	GRATE OD (in * in)	SOLIDS STORAGE CAP. (ou ft)	FILTERED FLOW (cfx)	TOTAL BYPASS CAP. (ofe)
×	FGP-24F	24 X 24	26 X 26	2.2	1.5	1.3

- 1. FLOCARD FILTER BODY IS PREFABRICATED FROM POLYPROPYLENE WOVEN MONOFILAMENT GEOTEXTILE
- 2. ALL METAL COMPONENTS SHALL BE STAINLESS STEEL(TYPE 304).
- 3. REFER TO APPLICATION CHART FOR CATCH BASIN AND FILTER SIZING.
- 4. FILTER MEDIUM SHALL BE FOSSIL ROCK, INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
- 5. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE PROGRAM
- 7, FLO-GARD FILTER INSERTS ARE AVAILABLE IN THE STANDARD SIZES OR IN CUSTOM SIZES. CALL FOR DETAILS ON CUSTOM SIZE INSERTS AT (800) 579-8819.

FLO-GARD" **CATCH BASIN FILTER INSERT** FLAT-GRATED INLET

CONSTRUCTION SITE PRIORITY NIGHT PRIVATE CONTRACT

> STARBUCKS RETAIL CENTER (LINDA VISTA ROAD) LOT 3 MAP 6266

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT 94ET 4 OF 8 SHETS W.O. WO P.7.5 NO 100435 V.T.M. FOR CITY ENGINEER DESCRIPTION BY DATE FRACE NACELI COORCELATES CAMBERT COOKSNATES WENT THE 6-D DATE COMPLETED

PROPOSED OPERATION AND MAINTENANCE PROCEDURE DETAILS DAM RESPONSIBLE PARTY DESIGNEE. CHITHAN TUASON POST-CONSTRUCTION SHEET # **MSPECTION** MAINTENANCE PERMANENT BMP'S PREQUENCY REQUENC FREQUENCY MSUAL INSPECTION AND REPAIR AS NECESSARY MITT'S SPECS FOR FLOGARD 3/10 3/18 CB INSERT FOSSIL FILTER 3/YR WOUND OPSERVATION OF CUT. RESEED AND/OW SCARES HEGETATIVE COVER, DEBINS, SEDIMENTS OR LITTER ACCUMULATION SWALE AS REQUIRED GRASS SWALE 1/WEEK HASTE MANAGEMENT CONTRACT TRASH STORAGE 1/WEEK I/WETH WASTE MANAGEMENT CONTRACT AS MECESSAR 1/WED! @ CATCH DASIN

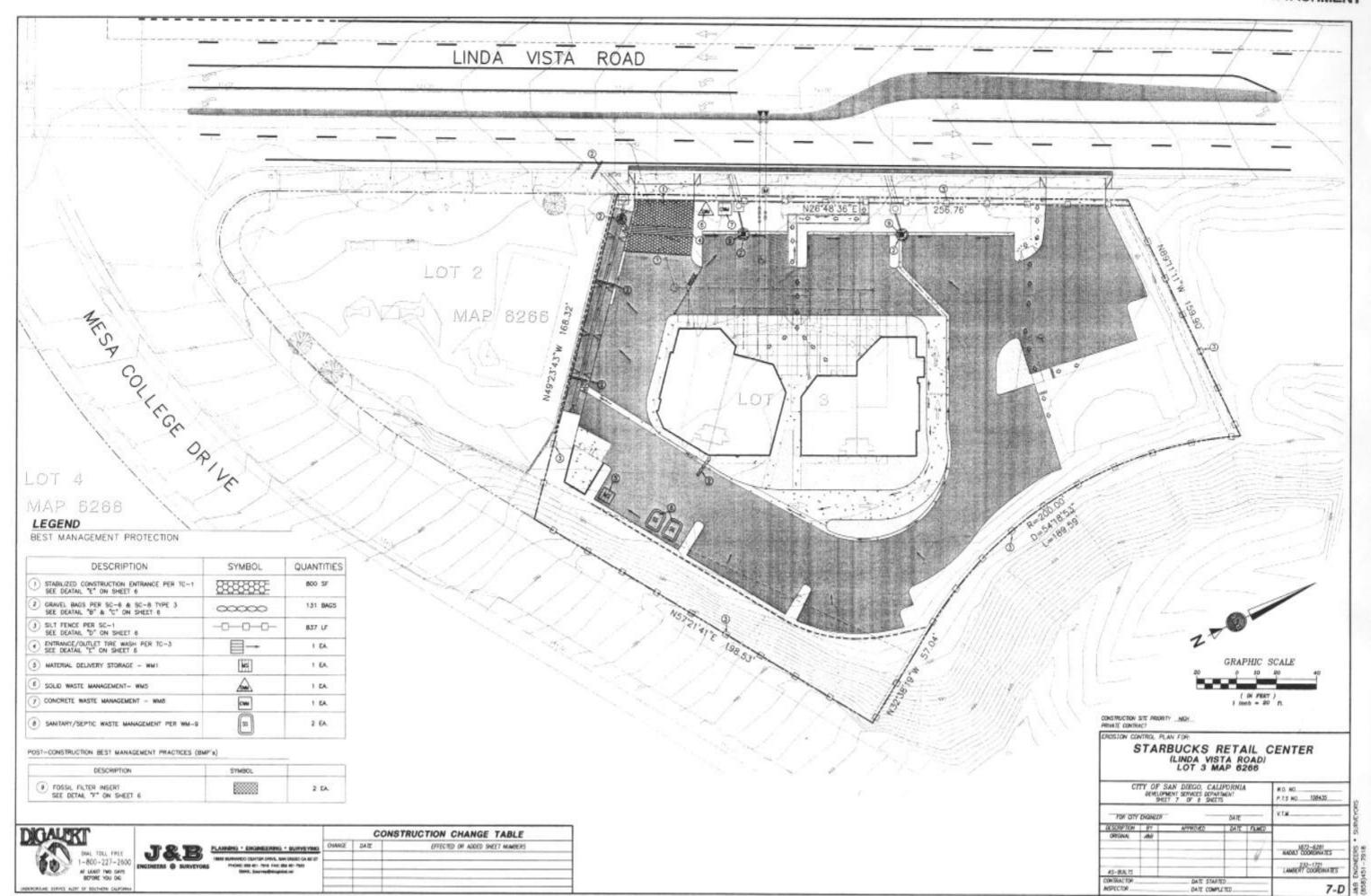
DIAL TOLL FREE -800-227-2600 AT LEAST TWO DAYS

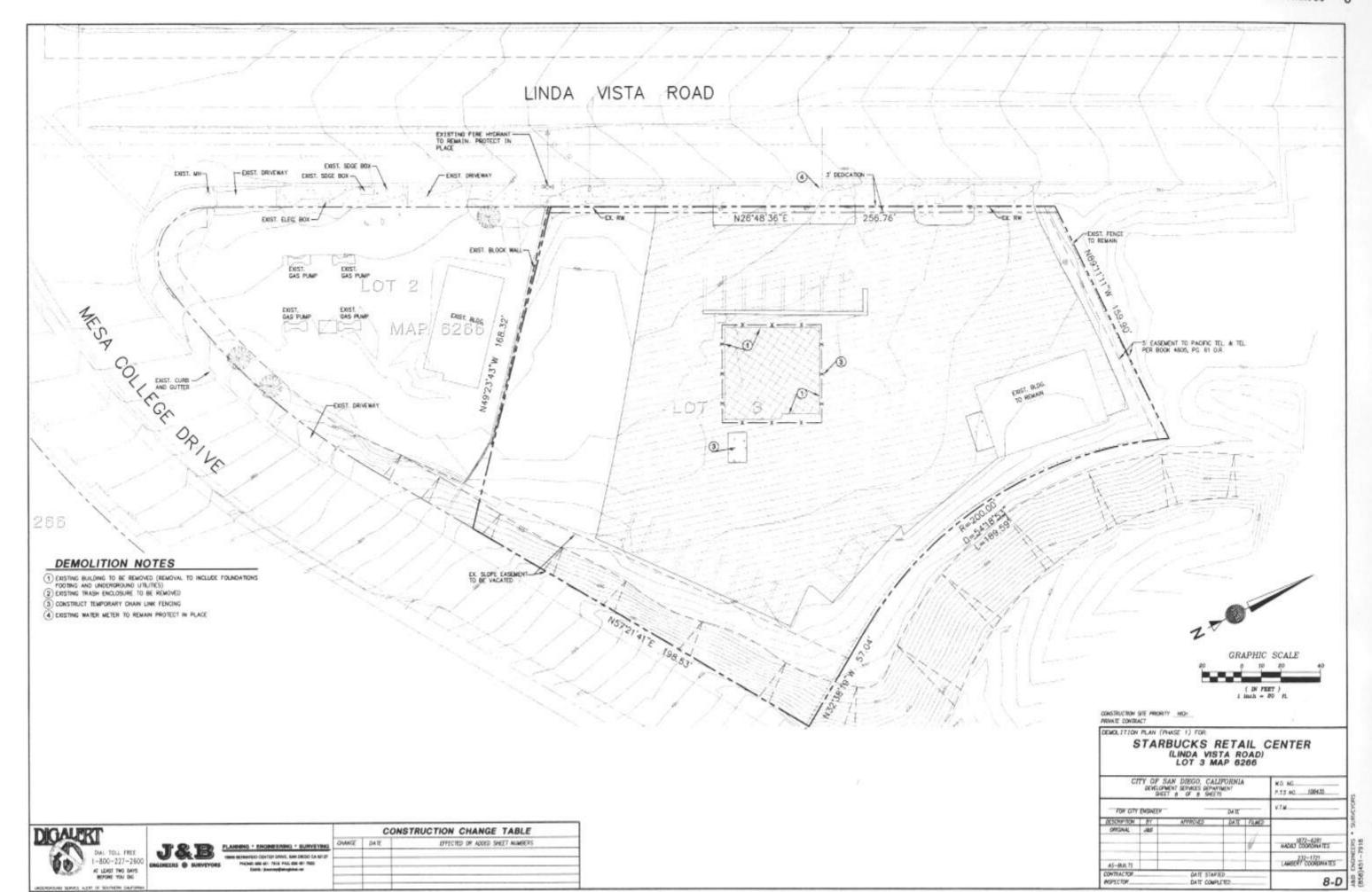


J&B PLANNIG - ENGINEERING - GUITVEVING

CONSTRUCTION CHANGE TABLE CHANGE DATE EFFECTED OR ADDED SHEET HUMBERS

DIGALERI





9-D

AS-BUT TS CONTRACTOR

DOCUMENTAL STANDARD STANDARD CONTAME STATEMENT OF STANDARD STANDAR

AT LEAST TWO DAYS BEFORE YOU DIG

COMMON NAME SIZE GTY NOTES FLATANIA HEXICANA, VALAMO **BYCAHOME** 56" BOX

ACCENT BUILDING THEE - 100% 56" BOX

BOTANICAL NAME GOMMON NAME SIZE GTY NOTES FRAM CERASPERA VRALTER VERVUS - FRAME PLIM tie" max PYRIS CALLERYNANA TRADPORD OMNAMENTAL FEAR Se' BOX

PARKING LOT TREE - 100% 56" BOX

BOTANICAL NAME COMMON NAME aty Notes GIFANIOFRIS ANACARDICIDES CARROT MOOD THEE Me" BOX NOTE RELITERIA SIPINATA CHARGE PLANE TREE Sé" BUIN

TERMETER SCREENING TREE - 100% 24" BOX BOTANICAL NAME COMMON NAME 9.22 aty Notes MISTANIA CONFERTUS

POPULIS PREMONTI

PERIMETER TREE - 100% B6" BOX BOTANICAL NAME GTY NOTES COMMON NAME 5/2E Se' BOX LIGHTANBAR STYRACIFLIA BURKNETT AMERICAN SHEET BUY OPANIOPSIS ANACARDIOIDES CARROT MOOD TREE 36" 50%

иевтем сотточность

MEDIUM SHRUB - 100% 5 BALLON

BOTANICAL NAME COMMON NAME SIZE GTY NOTES EMPHOLETS HOLD CLARA MANTAN AT 42" HISH HEDSE INDIAN HANTHORN MANTAN AT 42" HISH HEDSE S GALLON ACCENT SHRUB - 100% IS GALLON

BOTANICAL NAME GOMMON NAME SIZE GTY NOTES S SALLON SS MANTAN AT 45" HISH HEDSE PHORNIUM SPF NEW SEALAND FLAX

PARKING ISLAND SHRUBS - 100% IS SALLON DOTANICAL NAME COMMON NAME SIZE STY NOTES NOTAN HANTHORN 9 BALLON VARIEBATED PITTOSPORM 5 BALLON RHAPHOLETS BOICA CLARA TE MANTAN AT 42" HIGH HEDGE TE PLANT SE" D.C. PITTOPPORIN TODIRA VARIBATA

SCREENING SHRUB - 100% 3 GALLON

BOTANICAL NAME GOMMON NAME SIZE GITY NOTES PODDOCARPUS HEWIELI BEALLON 33 PLANT AT # 06. GAROLINA LAUREL CHERRY S BALLON 32 HANTAN AS HE' HIGH HEDGE PLANT AT # DG. PRIME CAROLINA BRIGHT N' TIGHT"

LARGE SHRUBS 100% 5 SALLON COMMON NAME SIZE GTY NOTES BOTANICAL NAME VARIBBATED PITTOSPORIM S BALLON SO MANTAN AT 42' HIGH HEDGE RED TIP PROTING S BALLON SO PLANT SE' G.C. ALVERTAN ANIBOL MARGESTA 0 PHOTINA PRASER

SMALL SHRUB - 100% 5 GALLON

BOTANICAL NAME GOMMON NAME SIZE GTY NOTES RHAPHOLEPIS NOICA BALLERINA RETIAN HARTHORN S SALLON DWARP HEAVENLY BAHROD \$ SALLON NAMONA DOMESTICA WILLPSTREAM

PERENNALS - 100% | GALLON

BOTANICAL NAME COMMON NAME 9/28 GTY NOTES LLY-OF-THE-HILE ABAPANTHIS PETER PAN HEHERDGALLIS HYERIDS DAY LILY MALLON LINOPE HISCAR DIG DUE LILY TIME

BOTANICAL NAME GOMMON NAME SKZE GTY NOTES DISTIGTIS TRIVENS ROYAL TRAPET VINE 5 SALLON 2 REMOVE PROM NUMBERY STAKE AND ATTACH TO COLLAN.

GROUNDGOVERS

BOTANICAL NAME COMMON NAME 9/22 GTY TRACHEL/OWNERSHAM JASHING/DRI STAR JASHINE PLANT AT IS' 06 FLATE MYOPORUM PARVIPOLISM THE PINK MYOPORUM PLATS! PLANT AT IZ D.C PELABACHUM PELTATUM TIALKAN TOY GENANUM PLATE PLANT AT 12" OLG

LAM BOTANICAL NAME COMMON NAME 新江西

HYDROSEED MIX FOR WATER QUALITY VEGETATED SMALES

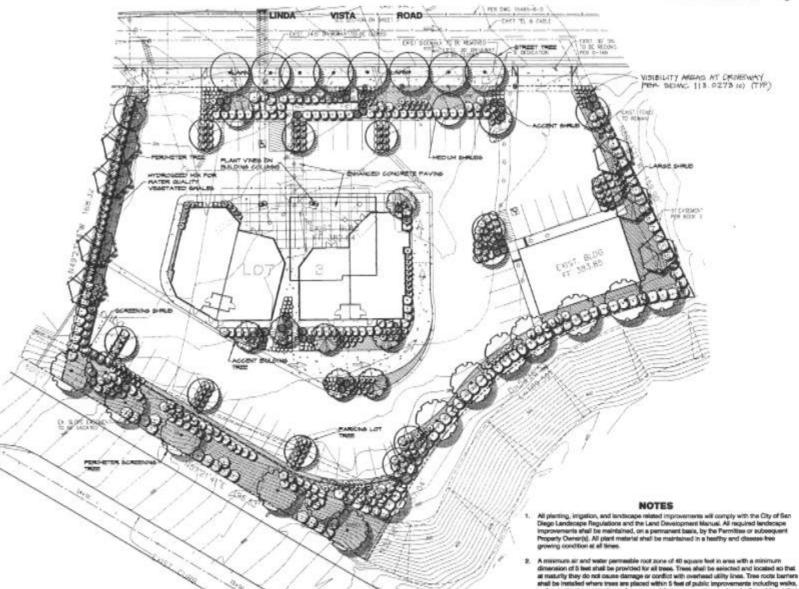
BOTANICAL NAME GOMMON NAME SHZE GTY NOTES CHEMINES PEOCLE HARD PEOCLE PRINTING MURRIA HYDROSEED HYDM/HORES PESTICA OVNA SHEEP PERTUCA

HYDROSSED MIX AVAILABLE AT ASSONDITES SEED GG. PHONE (YOR) \$14-0456 BLOPE SAVER-2

PTOMOREES MIX AFFLICATION
SEED RATE. SOO LOD FER AGRE.
HALCH SOO FIRST POOR MACH SOO LOD FER AGRE.
BHOREN. M-BINDER SO LOD FER AGRE.

MINIMUM TREE SEPARATION DISTANCE		
IMPROVEMENT	TO STREET THE	
Treffic signals (stop sign)	20 feet	
Underground utility lines	S foot	
Above ground utility structures	10 feet	
Driveway (antified)	10 feet	
Intersection (Intersecting ourb lines of two streets)	25 feet	

ATTACHMENT



DESIGN STATEMENT / OBJECTIVES

Planting will be designed to observe undestrable views (automobile, storage, utility areas, etc.) and add character and interest to the sits. Where pranting one exceeds eight feet in width, mounding shall be used. Planting shall been with designs proposed for edjacent

2. Architectural elements of the site will be related and enhanced with plantings of similar

All plant material selected for use will be of a type known to be successful in the area or in similar climatic and soil conditions.

Color from plant foliage, bank or firmers will be utilized to create a branch, warm and visually exciting landscape environment. Themsels onto schemes will be utilized in developing project identity. See final planting plants for treatablion layout, details and apportionations.

All outdoor storage, loading, refuse and utility areas will be visually acreered on all sides teroopt at access points). Plenting will be used to soften hard materials where such are used for ecreening.

Valuate anteriors will be identified and accented with special groupings or trees, strutte anklor ground covers, however, these areas shall not detrect from the trutting as the focus of the size.

Otope plantings are intended to take place during the appropriate seasons of less fell or winter (historican through February) for optimum results.

8. Landscape firsh gracing objectives will include positive surface drainage of planted areas froughout the alto - a minimum of two percent (2%) every from building in planting areas See civil engineering plans for final grading.

 Initiation systems will be permanent below ground automated systems adequate for the establishment and maintenance of all plent material. These systems will be installed as soon as practical effor grading and prior to plent meterial installation. Areas adjacent to structures. roadways, entries and activity eress will be impated with permanent below grade automated

10. Intigetion systems shell utilize low precipitation food and pop-up seam rotor, shrub spray and bubbler heads for transitional landscape areas, adjacent open apace, perkways, parkin area landscaping, building perineter landscape planting and all laws areas. Pop-up spray lasable shall be used adjacent to wish, divises and activity areas.

11. All solls will be fartilized, amended, and tilled to conform to recommendations made by a soil

testing laboratory end/or landscape architect in order to promote healthy and vigorous plant

12. All planting areas will be privately maintained in a weed and debris free condition.

March 2004		Clingo Information Bulletin 62 industrie California		Page 18 of
CON	C			
STREET YARD	-			-
Pleding Area Required trees	and the desired	Acreliation value and server an	-	
D.554	4.27% =	5618	-	6304
Treat British Flash Asia	1000	Floring time largetime	1	ming has French
Place Prison Required				20.00
13.554	+ 6.85 =	1177	1714	
Total forem, Yank April	-	Place Funcia Apparet	Flan Francisco	
REMAINING YARD-	an at believe			
28,934	4.30% =	5,660		18971
Total Remembing Total Area		Floring Area Register	to a	ettig Vipil Area Prises
Pleating Freits Required.	a 9.05	714	-	796
False between the Aries	8.9/05	Plant France Registed	1	Sed France Provider
STREET TREES.	-			-
340	× 30 ft. =			
Total time frames	-	Standar of Street Treet Booksel	. 70	Green Completed
VIRENTE AR USE AREA. (See	Workshort E)		-	-
		TUTIONS: Prosie a writer per	100	-
		to HOSS Prisale a writer per to LDC 142.0403(q), 2.4.3.	face)	+

4.50 N) FT. B LANDSCAPE AND LINESD. FT. IS ENHANCED

CONCRETE OF STREET YARD

Marsh 3001	Ob of ten I	Page D Information Bulletin 605		Page 10 of 1	
	Landrope Calculation VERSCULAR USE AREAS LDC 142 0404			E	
VEHICULAR USE AREA	74.000.0 of				
Floring Arre Xniparoli					
16,289 With hims from Yard	+601-	Flatting Into Report	Pi	Phone Service	
96,236	x 6.00 =	466		400	
With Opposite Server Vent .		Flaming Aven Report	Ph	Planing Aves Provided	
Place Points Required.			-		
14.288	+6-81=	R14		840	
Till hash Keel Tail	-	Vise Front Report	n	el February and State	
Militaria Seat Val	+4.01 -	Flori Francis Reprint	-	III C Tallet Terrat	
SEMMARY OF VARIS A proposal of your measures & 3		UTRONS: Provide a written is Radio to LOC 442 (465)(UT.)			

ourbs, or street povernents or where new public improvements are placed adjacent to existing

All planting areas and plants in or adjacent to a verticular use area shall be protected from verticular derrage byt providing a related curb or wheel stop of at least six inches in height. Where the end of parking spectra shur a planting area that is least ten's 5 ber in width, 6 inch high wheel stops or curbs shall be placed within the pathing spaces. 2 feet from the edge of

4. All required planting areas will be covered with mulch to a minimum depth of 2 inches, excluding allopes requiring revegetable and areas planted with ground cover. All exposed and areas without regulation shall be mulched to this minimum depth.



10-11-07 NEW PERICET

GROUP DE FLORIDO DESCA, OL SEE

TESHIMA LANGONE ANGE SO RECOMMENT

2



LANDSCAPE DEVELOPMENT PL

ш ENT D RETAIL C O ROAD INDA VI TA ROAL 7631 SAN I VIST

LINDA *** See. AS SHOWN Descri im -00.004

